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IRELAND

CONSIDERED AS

A FIELD FOR INVESTMENT OR RESIDENCE,

BY WILLIAM BULLOCK WEBSTER, ESQ.

Selections from the Press.

Mark-lane Express, April 18.

"The object of this well-written little work—which evinces a calm and dispassionate investigation into some of the causes of the past dark period of Ireland and its degenerated state, with the present bright prospect of its being a good field for investment or residence—is well worthy the careful perusal of every one who may have a wish to invest property in land, or who may be looking out for a locality for future residence. The author refutes the old hackneyed saying, 'In Ireland there is no security for either life or property,' by various well-selected illustrations to the contrary; showing that proper treatment to the Irish labourer makes him as good a member of society, and as careful of his master's or employer's welfare, as any country's labourer can be."

East Kent Journal, January 18.

"This work is an apt illustration of the phrase, 'little and good,' for though small in size, it conveys a greater amount of real information than volumes of far more bulky exterior. . . . Our author is altogether of a different school; he views the country with the eye of a professional man; if he 'babbles of green fields,' it is with regard to their capability for sheep-feeding; a river with him is not merely a feature in the landscape, but a means of economic transport; he looks at the possible agricultural produce to be got off the surface, the mineral wealth to be dug out of 'the bowels of the land,' and the most convenient mode of transit to the best markets; and this, we opine, is to carry fully out the title of the book, without castle-building or deception of any kind. Those who are hurrying to the uttermost parts of the earth, in search of a field for investment, will do well to ponder over the following statement by Mr. Webster."

Bell's Weekly Messenger, December 11, 1852.

"We can recommend this little book to those persons who are disposed to invest their capital in the soil of Ireland, and to seek for the means of subsistence from its many sources of fertility. It is the work of an Englishman of talent and attainment, and exhibits many evidences that he is well acquainted with those properties."

Irish Agricultural Journal, January.

"We regard Mr. Webster's volume well worthy of the serious consideration of every one desirous of investing capital in land, or of all such tenants as are desirous of locating in a country calculated to make a

good return for capital to be invested in farming. Mr. Webster, who is a highly respectable and intelligent professional gentleman, and an Englishman, from extended yet minute experience, combats the unfounded prejudices entertained by too many of our countrymen on the other side of the channel as to the Irish character and habits, bearing testimony to the fact, that, "with judicious and fair treatment, the mass of the people are not desirous to be idle and ungrateful, but the very reverse; and he goes on to show that, with prudence and fair treatment of the labouring classes, Ireland may be made an excellent field of investment, and enjoyed as a secure and comfortable place of abode."

Highland Journal of Agriculture, January.

"Thus everything unites to improve the prospects and strengthen the cause of order in Ireland. The disaffected and unthriving are being drafted from it; and a most efficiently organised police force, combined with the English and Scotch settlers, must quickly suppress any lingering system of intimidation that may yet remain. And so, we think, the interesting and carefully digested facts adduced in this valuable little work fully bear out the prefatory statement of the author, that 'the vast amount of capital, now vainly seeking profitable investment, may be employed in the purchase of land in Ireland as securely, and more profitably, than in any other part of Great Britain.'"

Mark-lane Express.

"We have no hesitation in saying that—assuming the facts to be correct, and upon which there can be no doubt he has taken care to be well advised—we are of opinion that he has gone a long way in showing that the purchase of land in Ireland is a safe and profitable object of investment, and that by humane and judicious conduct in dealing with the people, person and property will be perfectly secure from violence or molestation. This work is neither costly nor voluminous; it will amply repay the reader in the information it conveys. We therefore recommend its perusal as well by persons who are desirous of investing capital in land, as by those who desire to inform themselves upon the present state of Ireland in respect to its agricultural capabilities."

Armagh Guardian, December 4, 1852.

"The author of this work having visited professionally every county in Ireland except two, and having informed himself of the capabilities of the soil, and the character of the people, is desirous of removing the misapprehension existing in the minds of Englishmen upon these important points. He feels—who does not?—that capital, now vainly seeking investment elsewhere, may safely be employed in the purchase of land in this country. The work is written in a generous spirit towards Ireland, and contains much useful information.

Journal of the Royal Agricultural Improvement Society.

"This valuable, though cheap and small volume, ought to be carefully perused by every person intending to purchase land, or rent farms in Ireland. It is entirely composed of reliable information and essential statistical data, such as price of estates, rents of land amount of poor rates and county cess, security of life and property, how to manage Irish labourers, average of wages, value of title from the Incumbered Estates Court, Government valuation of Ireland, poor law valuation, &c., &c."

Economist.

"There is a general but vague notion entertained in this country that land may be bought and farms hired in Ireland upon terms apparently advantageous, but that from some undefined cause, or combination of causes, purchases in Ireland are not likely to prove profitable, or farming investments altogether safe. Agrarian outrages, landlord oppression, priestly intimidation, religious and political rancour, and involved titles to land, are spectres which have long haunted the English mind, and, notwithstanding the recently altered circumstances of Ireland and Irish society, still deter capitalists from giving due attention to Irish land, either for purchase or occupation, as a field for investment or residence. We have always regarded such views as erroneous, as prejudices founded on a state of things which has passed, or is rapidly passing away. Now, there is no other part of the United Kingdom where land can be had so free from conveyancing technicalities and expense. The first great step towards rendering land an article of commerce, a commodity attractive to the prudent capitalist, who regards his investments not only with a view to present advantage, but also to the possibility of his desiring to change them, has been taken in Ireland by the establishment of a court authorised to give to a purchaser a clear, simple, and indefeasible title to the land he buys. Now, all this will be readily assented to in a general way, and the force of much that has been said by Irish writers on the industrial resources and prospects of Ireland will be admitted; but still there is a disinclination to act without some reliable English authority for the soundness of Irish investments. Such an authority seems to have been found in Mr. William Bullock Webster, who, in a work of small compass, entitled 'Ireland Considered as a Field for Investment or Residence,' has shown conclusively, that, for investment or residence, or both, Ireland offers many attractions, and that most of the objections commonly entertained are mere bugbears. . . . Here we have a climate pre-eminently adapted for stock, and offering inducements to breeders, of which, by-and-by, we shall find great numbers ready to avail themselves. There are numerous notes appended, which give much practical information in illustration or corroboration of the views expressed in the text; and we have no doubt that Mr. Webster's work will do great service to Irish owners of land, by showing the good field for investment they can offer, and to English capitalists, by pointing out the substantial advantages to be derived from Irish purchases of land, with the intention to improve, by removing unfounded prejudices."

Bell's Life in London, December 19.

"We have met with no better work than the present on this important subject. Though it is but a thin duodecimo, the information it contains is large, and of the greatest consequence. All that relates to the soil of Ireland is briefly and admirably told by a practical man of great experience in that country, and every one of our agricultural readers should hasten to purchase the little book. More knowledge of the sister country can be obtained from it than from any book of the size. The author deserves the thanks of all persons searching for a settlement, and, like the *Saxon in Ireland*, he proves that there are no more favourable spots for it than the misgoverned and misrepresented 'Emerald Isle.'"

The Telegraph, December 13, 1851.

"In the book before us a considerable amount of information on the climate, soil, and people of Ireland is collected. The physical geography

and geology of the country, the susceptibility for reclamation of its bogs and mountains, and the opening for industrial effort, are clearly stated. The statistical information is very valuable, and the information as to the liberal return which may be expected from judicious expenditure in the purchase of land, when the tillers of the soil are treated with justice and encouraged, will, we trust, be taken advantage of by the class for whose benefit it is intended. The writer, without unnecessarily entering into the field of controversy, has, by his own experience of four years as an English settler among us, refuted the calumnies on the subject of the insecurity of life and property in Ireland, which have been so long and so industriously circulated."

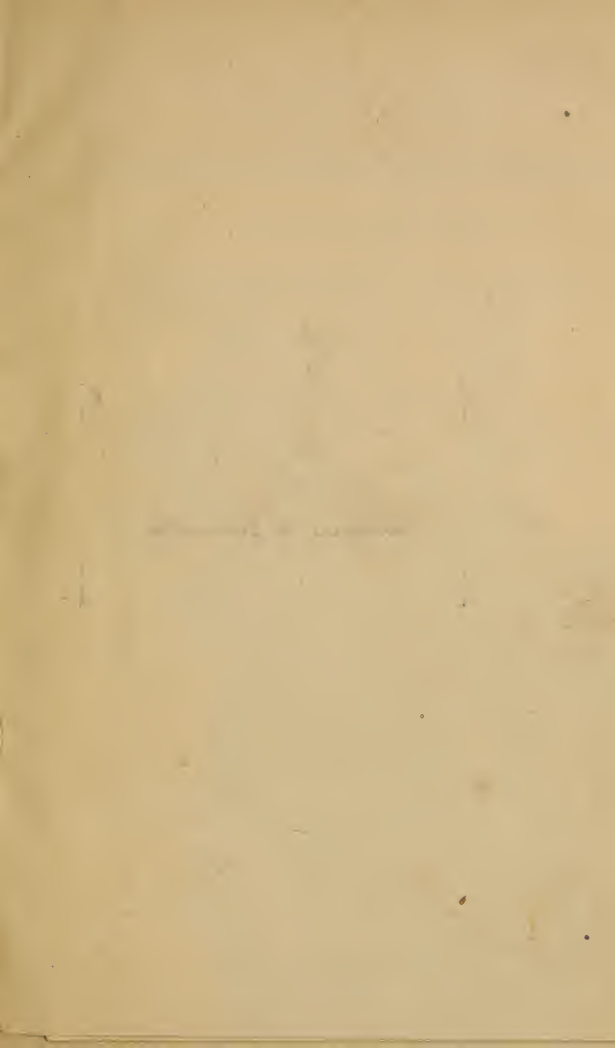
Dublin Evening Packet, December 14.

"The author of this work is an Englishman, frank, clear, and decided in his statements, and zealous in the cause on which he has written. His work is intended chiefly for his own countrymen, who propose to invest their capital in Ireland, and to come and reside among us. His opinions, there is no doubt, are founded upon considerable experience, both as to time and opportunities, and we certainly believe his statements will carry conviction with them where no Irish writer could succeed. They will help, moreover, finally to lay the axe to the root of English prejudice, which so long has estranged us from our wealthy neighbours.

"An Englishman, wishing to invest capital in Ireland, now first makes his way to the Incumbered Estates Court, and there he finds estates for sale in every county. He is bewildered by their profusion as well as by the several inducements and laudatory statements of the parties interested. In this condition he looks around him for a guide he can confide in, that will enable him to know what county will best suit his health, his occupation, or his tastes; and, between owners and solicitors, he becomes still more confused, and, perhaps, dissatisfied. If he decides upon personally inspecting an estate he considers suitable for him, he finds, when he arrives there, difficulties natural to a stranger. He has no means of acquiring any sufficient knowledge of the capability of the soil, the health of the neighbourhood, or the character of its inhabitants, and without some guide beforehand, he is dependent upon the bailiff of the estate.

"To meet this difficulty is one of the objects of Mr. Webster's book. He puts before the capitalist, in language, we are convinced, unexaggerated and true, the very information he requires, whether it be upon the fertility of the soil, the character of the people, the poor rates, the climate, the price of crops and cattle, the mineral resources, the state of education, the intercommunication by canal or railway, or the fishery, shooting, and hunting attractions, with a quantity of other knowledge indispensable to the stranger. As specimens of the author's capability for the work he has undertaken, we subjoin three extracts from his book."

"Mr. Webster proves all his statements by a quantity of unimpeachable tabular evidence. There is nothing like genuine enthusiasm in advocacy of this kind, and we sincerely hope that Mr. Webster's *brochure*, which is certainly not deficient in that respect, but which abounds also in practical hints for intending settlers, will fulfil the wish of its author, and induce men of character and property, who may chance to be 'on the move,' to adopt as a residence a land offering to them, we verily believe, a most profitable investment, as well as many of the collateral advantages and attractions sought in vain by disconsolate Dodd families abroad."



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AS A

REFERENCE TO COLOURS

- | | | |
|----|--------------------------------|---|
| 1. | Granite Rock |  |
| 2. | Mica Slate |  |
| | Quartz Rock |  |
| 3. | Lower Clay Slate |  |
| | Upper Clay Slate |  |
| 4. | Old Red Sandstone |  |
| 5. | Coal Formation |  |
| 6. | Workable Coal |  |
| 7. | New Red Sandstone
and Chalk |  |
| 8. | Trap Rocks |  |
| | Greenstone Intrusion |  |
| 9. | Limestone |  |



I R E L A N D

CONSIDERED AS

A FIELD

FOR

INVESTMENT OR RESIDENCE.

BY

WILLIAM BULLOCK WEBSTER, ESQ.

11

Second Edition.

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HODGES AND SMITH, GRAFTON-STREET,
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PREFACE

TO THE SECOND EDITION.

SINCE the publication of the first edition of this work, six months since, the Author has had varied and great opportunities of testing the principles of action therein recommended; he has bought landed property of various descriptions, both in England and Ireland, to a great extent, and has, in most instances, retained the management of such properties, applying the principles he recommends in all cases; and the result is a firm and settled conviction in his mind, that, as respects the relative value of English and Irish landed property, the latter presents the fairer prospect

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of a handsome return for a judicious outlay. He thus speaks in sober earnestness, not wishing to incur the charge of enthusiasm in a matter of £ *s. d.*; but it will be found that the facts contained in the body of the book would justify him in a much more glowing description of the capabilities of the soil, climate, and population of Ireland, than he chooses to indulge in here. It is because he knows that such facts as are enumerated in the work must speak forcibly to the mind of every one that he will not attempt to forestall the judgment, or claim for enthusiasm what should only be accorded to facts.

It will be a matter of little moment to persons wishing to invest in Irish land for some time to come, whether the full action of the Incumbered Estates Court be continued or no,—for the petitions now left to be adjudicated upon are so numerous (being about

half of the whole number presented), that years must elapse before they can all be disposed of. In the meantime, a system of gradual amelioration will, he confidently hopes, have been generally adopted, and, thus, property will return to the market with a new face and a new character, and justly claim to rank among the most favoured demesnes of England.

It will be found that such alterations only have been made, in the present edition, as the lapse of time and change of circumstances have rendered necessary. Some valuable statistical information has been added, and the former tables have been brought up to the present time, but nothing has been done to forfeit the good opinion expressed by a liberal and enlightened press on the first edition.

DUBLIN, MAY 2, 1853.

PREFACE

TO THE FIRST EDITION.

THE Author of this Work, having in his professional capacity visited every county in Ireland, except two, and having thus had opportunities, spreading over some years, of informing himself both as to the capabilities of the soil and the character of the people, was, after a time, forcibly impressed with the misapprehension existing in the minds of Englishmen generally upon these important points, and in which he himself once participated. A sense of duty would have alone sufficed to induce a desire upon his part of dispelling illusions calculated to materially prejudice

the interests of the inhabitants in so large and important a portion of the United Kingdom. He has, however, been further stimulated to submit the result of his observations and experience in Ireland to the British public, from a knowledge of the vast amount of capital now vainly seeking profitable investment, and from a conviction—as before observed, the result of experience—that it may be employed in the purchase of land in that country, as securely and more profitably than in any part of Great Britain. He would repeat emphatically the remark of the present Premier, the Earl of Derby, in respect to land generally: “There is no bank in which capital may be so beneficially invested as in the soil,”—as being at this time most especially and peculiarly applicable to land in Ireland.

In addition to the information conveyed in

these pages, he would recommend his readers to consult the following works, from which he himself has derived much valuable information:—

Thom's "Statistics of Ireland;" Sir Robert Kane's "Industrial Resources of Ireland;" Mr. Pim's work on "The Condition and Prospect of Ireland;" Vincent Scully's "Irish Land Question;" Sir C. Trevelyan's "Irish Crisis;" and that valuable work of Mr. Locke on the "Incumbered Estates Court."

GREAT MALVERN, WORCESTERSHIRE,

November 1, 1852.

CONTENTS.

	Page.
PREFACE to Second Edition,	iii
————— to First Edition,	vii
People represented as idle,	1
Employing one hundred Men,	1
No Smoking allowed,	2
Gratitude of Work-people,	2
Improvement in the Poorer Classes,	3
Poor Rates,	4
Emigration,	5
Constabulary,	5
Mr. Eastwood's Letter,	6-11
Estates for sale,	13
———— capable of great improvement,	13
Two thousand acres on the Lower Shannon,	13
Colonel Kitchener's Letter,	13
Thirty thousand acres in the West,	14
Ten thousand acres near Galway,	15
Twelve thousand acres on Lough Derg,	15
Property in the North, near Belfast,	16
Castle and twelve hundred acres in the South-west,	16

	Page.
Four thousand acres, and house,	16
Eight thousand acres in the South,	17
Mountain Lands in the North,	18
Land in Galway, Mayo, Clare, Tipperary,	18
Per centage on Purchase and Outlay,	18
Must buy to improve,	19
No time to be lost if you want to invest,	20
Government Title,	21
Government Survey,	22
Government Valuation,	23
Price of Produce that governs the Valuation,	24
Poor Law Valuation,	25
Geological formation of Ireland,	26
Fertility of Soil,	27
M'Culloch's opinion of ditto,	27
Wakefield's opinion of ditto,	27
Arthur Young's opinion of ditto,	28
Table of average Crops,	29
Table of Produce of the best Lands,	29
Average Crops of Great Britain, per statute acre,	29
Acreage of Ireland, arable, uncultivated, farms, water, &c.,	29
Ireland as a Sheep country,	29
Irish Wool,	30
Bog Land valuable for Food and for Manure,	30
Reclaiming Bog Lands,	31
Bogs healthy,	32
Beet-root Sugar,	33
Flax,	34
Fisheries,	35

	Page.
Coal-fields of Ireland,	35
Minerals,	36
Copper Ore,	36
Lead Ore,	36
Silver Ore,	36
Gold found,	36
Materials for Building,	37
Slate,	37
Clay,	37
Brick and Tile Yards,	37
Stone,	38
Flags,	38
Glass,	38
Lead,	38
Inland Traffic,	39
Roads,	39
Canals,	39
River Navigation,	40
Railway Communication,	40
Railway Accidents,	41
Communication with England,	41
Markets,	42
Average Prices in Ireland, 1848, 1849, 1850, 1851,	43
Price of Stock at Ballinasloe Fair, from 1845 to 1852, 44,	45
Cattle exported into England,	45
Money advanced for Improvements,	46
Loans paid in advance,	47
Power and Strength of the Irish,	48
Sunday Schools,	49

	Page.
Education,	49
Royal Schools,	50
Cheap Labour,	50
Wages of Work-people,	50
Price of Bricks, Lime, Meat, Poultry, Fish, and Car-hire,	51
Water-power,	52 to 54
Ireland a good sporting country,—Fisheries, Shooting, Hunting,	56
No assessed Taxes,	57
Climate,—Mean Temperature to be,	57
Heat in Dublin and London,	61
Fall of Rain,—Ireland,	61
Fall of Rain,—England,	62
————— other places,	62
Quantity of Rain each Month in London and Dublin,	63
Winds each season in Dublin at one view,	64
Character of Seasons in Dublin and London for forty years,	64
Mela on Climate,	65
Stanyhurst on Climate,	65
Absentee Landlords,	67
Court of Equity,	68
Bribery and Corruption,	68
Bribes given,	69
Exacting Money,	70
Circumstances altered,	71

NOTES.

NOTE I.—English and Scotch Purchasers in the Irish

Incumbered Estates Court, 73

	Page.
TABLE II.—Showing the County, Acreage, and Amount of English and Scotch Purchases, .	74
TABLE III.—Acreage and Amounts arranged according to Provinces,	75
TABLE IV.—Showing the Localities from whence the Purchase-money came, . . .	76
TABLE V.—Showing the Number and compa- rative Amounts of English and Scotch Pur- chasers,	76
TABLE VI.—Showing (as accurately as can be ascertained) the Classification of these Pur- chasers,	77
Total Sales effected under the Court, . .	77
NOTE II.—Poor Rates,	77
Poor Rates in Castlereagh Union, . . .	78
———— Donegal Union, . . .	79
———— Letterkenny Union, . . .	79, 80
———— South Dublin Union, . . .	80
———— Different Counties, . . .	81
Number of Electoral Divisions, . . .	81
NOTE III.—Character of the Irish for Industry, .	82 to 86
NOTE IV.—Food of the Irish,	86 to 89
NOTE V.—Origin of Agrarian Disturbances, .	89 to 93
NOTE VI.—The Landlord does little in Ireland, .	93 to 95
NOTE VII.—Government Money advanced, . .	96
NOTE VIII.—Forty-Shilling Freeholders, . . .	96
NOTE IX.—English Ladies the cause of Estates not being bought,	97 to 99
NOTE X.—Mr. Beale Browne's Letter, . . .	100

	Page.
NOTE XI.—Communication with Ireland, . . .	101, 102
NOTE XII.—Meaning of Irish Names, . . .	103, 104
NOTE XIII.—Investment of Trust-money in Ireland, .	105
NOTE XIV.—Rundale Tenure,	105, 106
NOTE XV.—Estates in Court of Chancery, . . .	106, 107
NOTE XVI.—Farms,	107
NOTE XVII.—Relative Quantity and Value of English, Scotch, and Irish Acres,	108
NOTE XVIII.—Extract from a Letter from Lord Cla- rendon,	108 to 110
NOTE XIX.—On the Geological Map,	111 to 116
NOTE XX.—Character of the Irish Peasantry, . . .	116
NOTE XXI.—Internal Communication,	117 to 120

* * * Visitors to Ireland should provide themselves with the
 "TOURISTS' ILLUSTRATED HAND-BOOK," originated
 and completed with so much energy by MR. CUSACK
 RONEY. It is a most complete guide to the principal
 objects of interest throughout the country.

IRELAND
AS
A FIELD
FOR
INVESTMENT OR RESIDENCE.

THE following notes are offered on a four years' experience of the country to which they refer. In publishing them, I am well aware of the one grand difficulty that will continually oppose any of the arguments, or rather facts, I may be enabled to advance:—"In Ireland there is no security for either life or property,"—at least so we think in England. In disputing this opinion, my answer shall be based mainly on my own experience of a people commonly represented as only idle and discontented. For more than one-fourth of the period named, I had upwards of a hundred

men, under the superintendence of an English foreman, employed upon one estate. They were never allowed any irregularity, either in coming to or leaving their employment ; there was no disturbance during the whole of the time they were so engaged ; and, wonderful to relate, I did not allow a man to smoke while at his work. They were, of course, regularly paid, at the rate of from seven to nine shillings a week ; and, altogether, I believe, fairly treated and judiciously managed. In return for this, I was neither shot at, nor yet threatened ; nay, even more, on leaving the district they raised a subscription amongst themselves, and presented me with a handsome silver-mounted walking-stick, having my name engraved on it.

It must be remembered, that, within the last few years, the Irish peasant has made a gradual, but, at the same time, an immense advance in those habits which are most conducive to industrial success. The existing

generation, I am certain, is half a century in advance of the former, while the children now at school promise to be, at least, a century in advance of their parents. The people *were* idle, reckless, and ignorant, for they had neither hope nor inducement to be otherwise. Temperance-halls and village-schools are now reversing all this, and constant employment alone is wanting to establish, in a fairer light, the real character of the working Irish. In Avoca, some years since, upon pay-days, five-hundred gallons of whiskey were regularly consumed by the two thousand men working the mines: the night, as a natural consequence, was spent in fighting, while the wives and children begged in vain for a share of the wages for food and clothing. Comparatively little whiskey is now sold upon pay-days, and the wives of the men receive for them. In many other parts of Ireland the same thing takes place, and there is a complete change in the character of the people.

With this improvement in the temper and habits of the working classes, there has been an accompanying diminution in one of the greatest burdens on landed property—the poor rate. There is now little or nothing to be dreaded from this tax, as I convinced myself during a tour I lately made through almost every county, with the object of looking at estates. In no one instance did I find the rate to exceed four shillings per English acre, although it often had been double or treble this amount. In many districts I could name, it is not over sixpence in the pound; and the average for all Ireland is not more than about 1*s.* 9*d.** Another means towards further reducing this is emigration, which is still on the increase. In fact, the Irish have been generally the most successful of our emigrat-

* And if the proposed financial measures of the Government, to forego the debt of £4,000,000, advanced in connexion with the Poor Law and the famine, be carried, this will give a much further reduction.

ing people; and this, becoming well known, naturally increases the desire of others to follow. In 1851, there could not have been less than 279,000 persons emigrating—a number which a variety of circumstances will tend to increase during the present year.

Everything thus unites to strengthen the cause of order in Ireland. The disaffected and unthriving may be drafted from it; the industrious and well-intentioned, by having inducements offered them, may yet remain; while a most efficiently organized police force, combined with the numerous English and Scotch settlers, must quickly suppress any lingering system of intimidation that may yet remain. The constabulary at this time consists of an Inspector-General, two Deputy Inspectors-General, with two Assistant Inspectors-General, and a most efficient and well-distributed body of horse and foot constables, numbering in all upwards of 12,000 men.

In tracing this progress of order in Ireland,

however correct I know my premises to be, I still feel conscious that I may be deemed oversanguine. As a proper qualification or guard, therefore, to my own opinions and experience, I have applied to a gentleman (Mr. Eastwood, whom Sir Robert Peel spoke so highly of in the House of Commons, as a spirited settler in the West), yet more intimate with the country and the real character of the Irish. The commencement of his letter, received subsequently to what I have already written on the same point, will be found to agree almost entirely with my own views, while the value of his estimates may be fairly deduced from the detail of what he has accomplished:—

“ADRAGOOLE, CLIFDEN, CONNEMARA,

“*July 27th, 1852.*

“MY DEAR SIR,—However difficult I may find it to comply with your request, and give you full information on the value of investments in Ireland, from my own experience,

yet I feel great pleasure in doing so as well as the limits of a letter will allow. From my own observation and experience I attribute a great deal of the unwillingness Englishmen have to settling in Ireland to two doubts, which, like nursery rhymes, have fixed themselves on their minds. The first is a doubt as to the security of life and property; the second is a doubt as to Pat's applicability to either mental or physical labour. Now, both these doubts have no more substance or foundation than the fictions chronicled in the nursery rhymes, and yet, I believe, they take as deep root, and will prove as hard to eradicate. I own that I entertained these doubts myself before I came over into Ireland; but a short acquaintance with the people soon convinced me that I had injured them in thought, and satisfied me that a contrary opinion could only exist where great ignorance of the Irish character remained. I am not afraid of being contradicted by any Englishman who has

gained a character, and settled in this country, when I say, that life and property are fully as safe, if not more so, than in England. The Irish peasants know well how to distinguish between friends and foes. It may and will take some time before the new settler can remove the caution and distrust which experience on their part has sadly imposed. But they are quick to observe, and ready to follow, an example, and when that is fairly placed before them, without any notice being taken of their unjust fears and doubts, both will soon vanish, and you retain the Irish labourer a docile and tractable servant ever after.

“ I commenced work in this county early in the year 1846, and being looked upon, I suppose, as a *rara avis*, I had constant applicants for work at all times in the day.

“ The labour there consisted in digging up land, running deep and wide dykes for carrying off water, throwing down old walls, breaking up the stones for drains and fences,

uprooting large stumps of trees, and turning the course of a river which interfered greatly with my designs. With so many operations on hand at the same time, I was enabled to pay particular attention to that most difficult attainment in the workmaster,—a proper mechanical distribution of the labour. There is a way of managing a task when, from the division and shifting of the labour, the men sometimes are ignorant of the object to be gained till it is almost accomplished, and then they see the motives which guided all the changes throughout the work, and if correct (for they then can judge them), the management receives all the credit it deserves. I knew much depended on the character I might gain for judgment of the men I employed, and consequently paid every attention to the economy of their labour. The wages in the country were from 7*d.* to 8*d.* a day for men, and from 3*d.* to 6*d.* a day for boys and women. I commenced by giving 10*d.* a day to

the men; but in this I was wrong. I soon found I was inflicting an injury on farmers in the neighbourhood, and in the then condition of the peasantry I discovered that they thought me foolish for doing so, and actually were less inclined to work. I, therefore, adopted the amount of wages in the country. I often had as many as three hundred labourers. I paid them regularly every Saturday night. I was with them the whole day; and whenever I found any reason whatever to dismiss a man, I paid him his wages and sent him off out of the field, and probably his place was immediately taken by some one of the many who would wait from morning till night expecting to come in for such a reversion. I was very strict, but then I tried to be very just; and, after some time, I found great satisfaction with the labour I obtained. This subject of labour is so well understood in this country, that, to any one about here reading this, it would sound very like a person in Newcastle

telling another resident that it was a coal district. I would wish to be believed; but how can I expect to be, when so many other authorities are discredited! Nevertheless, the man who works well in England and America, can also work well, and will, in his own country, when he is well handled and fairly induced. The Midland and Great Western Railway in Ireland is the work of Irish hands; and I myself can bear testimony, from slight observation, to the very great efficiency, from the highest to the lowest labour employed in its construction. The extensive works, under Government, of the Loughs Mask and Corrib, are at present engaging a great number of hands. Those, therefore, to whom the uncertainty of the value of Irish labour is an impediment to their taking land in the country, can easily come over, and judge for themselves. If they have any knowledge of what labour means, they will soon make up their minds on the subject."

Such is the opinion of a gentleman of experience on the subject.

If, then, we can only once assume that life and property may be trusted in Ireland, where shall we find a better field for investment? I will say nothing here of the privileges and enjoyments landed possessions confer over every other kind of estate, nor of the general advantage this description of property is likely to attain over all other. By far the most satisfactory plan will be, in the first instance, to treat the question simply as a matter of business, and to demonstrate to the capitalist how he may invest his money with every promise, or rather certainty, of making a successful speculation.

As the first step in proceeding to answer this inquiry, let us ascertain the opportunity afforded for investment, and the terms upon which it may be made. As a general rule, then, land, now selling in England at thirty years' purchase, may be bought in Ireland at

from fifteen to twenty; and almost all, be it remembered, far more capable, and more economically to be improved upon, than any in the former country.

I will not, however, confine myself to generalities, but give, from my personal knowledge, the particulars of a few estates, either now in the market, or recently disposed of. Amongst the latter is one purchased by a friend of mine, under the power of the Court. It consists of 2,000 acres of land, situated on the banks of the Lower Shannon,—altogether, indeed, in a most favourable locality, and for the fee-simple of which he gave £3,000.* I

* The following letter from this gentleman appeared in the *Times* some months since:—

“Driven from the army, in which I was lieutenant-colonel, by illness, and seeking health by travelling in Ireland, I was struck by the advantages of purchasing under the Incumbered Estates Bill. I found a property beautifully situated, but in a wretched state of farming, with a number of small tenants. I bought it at ten years’ purchase. My first step was to get rid of the tenants off that portion of the land which I determined

myself was offered, in the wild part of the West, upwards of 30,000 acres, at something less than 7s. an acre, fee-simple,—the best

to commence improving and farming. There was half-a-year's rent due directly after the purchase. This I forgave them; paid their rates and charges, and bought their crops by valuation. From such as wished to go to America I took their stock also by valuation; and for those who preferred taking farms, I allowed their cattle to remain on my land until they found one.

“By these means I got all the land I wanted, without any trouble, generally receiving the blessings of those who are represented in England as ready to murder under such circumstances.

“Some of the smaller tenants still occupy their houses, work for me as labourers, and are well contented. I pay them 8*d.* per day, but most of my work is put out by the piece. I average 75 men and 50 women daily; the former are employed in draining, making roads, knocking down fences, and other general improvements; the latter in weeding, carrying turf, and picking stones. They are under the management of a Scotch steward, and are very amenable, but require much looking after, as they are inclined to be lazy.

“I purchased the land last autumn. I put in my spring corn principally with the spade, and my crops are now looking well. The lands of this country are most fertile: 40 to 60 tons of green crops per Irish acre are to be obtained by

description of mountain land here not exceeding £1 per acre. Again, in Galway, 10,000 acres for £2,000; and on the Galway side of Lough Derg, 1,200 acres, which, if fairly

decent farming; stones for drainage, brick-earth, water-power for machinery, and turf, are on the land, and in produce can compete (by water carriage) in the London market with those 100 miles off by rail. The rates and charges set on land, if but a few English would but come over with capital to employ the poor and improve the land, would dwindle into nothing. I am living in a cottage without a lock or a bolt, sleeping on the ground-floor, without shutters. I would not return to live in England, so little secure.

“I have received the greatest kindness from all ranks. We have nine or ten neighbours within visiting distance. I have grouse, woodcock, snipe, and hares, upon my property; yachting close by. Geese and cod-fish are brought to me at one shilling each; large turbot, two shillings; soles, one penny each; fowls, one shilling a couple, and everything else in proportion. Now, Englishmen who have capital, with intelligent, active sons, think of land at ten years' purchase, improvable to an enormous extent, doing good in your generation, and able to laugh at free trade! I do not advocate the purchase of land without the intention of residence and improving; but I am so confident of the advantages to be derived, that I am intending to stake all I am worth in the venture.”

farmed, would grow any crop, for £2,500. A very short time since I was looking over a property in the North, not forty miles from Belfast, the house on which, in a good state of repair, cost £60,000; the park-wall, over £3000. The land surrounding it reached very near upon 600 acres, of a superior quality; and the timber, not including the ornamental, was valued twenty years ago at more than £20,000. There are two beautiful streams running through the demesne, and game of all kinds abounds. This estate was offered me, inclusive of the timber, for less than £20,000! Another twenty-thousand pounds bargain I have seen includes a magnificent castle residence, with 1,200 acres attached to it. The castle cost over £70,000,—at least so it is said.

My especial attention has also been directed to the following properties, which I believe to be still for sale:—

One of 4,000 acres, with good house, well-

timbered demesne, and poor rate not exceeding a shilling in the pound; present rental over £2,000 per annum, which might be considerably increased,—I was offered for something like £40,000. Another, in the most beautiful part of the South, from between 8,000 to 9,000 acres, with not a pauper tenant on it, and poor rates not reaching sixpence in the pound, may be bought for less than £10 an acre, fee-simple. On this property, too, there is more than £12,000 worth of young timber. I also know an estate likely to go for less than half its value, the rental of which was over £12,000 a year, and I should have little fear but that, with a judicious outlay, it might soon be raised again to as much or more. Almost adjoining this are 10,000 acres, to be had for about £50,000; while small properties of from 50 to 500 acres in extent may be purchased on equally advantageous terms. The estates I have mentioned, it is right to add, contain a portion of mountain land. In many

parts of the North, large mountain farms, including portions of uncultivated land, may be purchased for £2 an acre, the fee-simple. In the South the same description of land does not reach so high a price. In the better parts of Galway, Mayo, Clare, Tipperary, Limerick, and Cork, good arable and pasture land, requiring improvement, is now offered for £6 per acre, fee-simple; and very superior land in the same counties, for from £8 to £12. Any one making a judicious purchase in Ireland now may insure a clear 5 per cent. after all deductions, and have an estate that will, in all probability, be nearly doubled in value in a few years, by a moderate expenditure upon it.

In fact, there is so much property now for sale in Ireland, and of such infinite variety in quality, condition, and price, that a buyer can scarcely fail in obtaining what he requires. A stranger, however, might be some time before he exactly suited himself, and I have,

therefore, thought it as well to point out, from my own experience of the country, some of the districts to which he should first turn, as well as naming some of the more important and desirable properties now on sale. Of course I shall be happy to give more information respecting such as I have referred to, should any of my readers wish to consult me. In any case it must be recollected, that to buy Irish property we *must buy to improve it*; and I have never yet seen an estate here which might not be easily and quickly nearly doubled in value. Indeed there is scarcely a property purchased under the Incumbered Estates Court, and upon which anything like permanent improvement has been attempted, but would now sell at from 20 to 30 per cent premium.* The gentleman I have already

* My experience, since the first edition of this work, fully bears me out in these assertions, having purchased about 16,000 acres of the different characters described in the Eastern, Western, and Southern counties.

quoted gives me a few significant words here on the expediency of immediate action, which cannot command too much attention. He says:—

“For those who really wish to buy land in this country, now is the time. The land considered as dearly bought now, will be worth as much again after twelve months. Many whom I advised to purchase during the last year now repent not having done so. There never was such an investment for capital and skill as Ireland at present offers, and the money seems to be rolling into England expressly for this purpose.”

One great reason, no doubt, why capitalists have not earlier turned their attention to Irish estates has been the extreme difficulty and hazard incurred in making a title. In fact, the complicated and expensive proceedings attendant on the transfer of land have long been a weak point both on this and the other side of the channel. In Ireland, of course,

the many mortgages and debts, with, it may be, tenant-right and other claims, have considerably increased these difficulties, and proportionably lessened the chance of sale. The Incumbered Estates Act, however, has now most efficiently remedied this. On all fee-simple estates the Commissioners have power to give indefeasible Parliamentary title to trusts conveyed by them, discharged from all former and other estates, rights, titles, charges, and incumbrances whatsoever of Her Majesty, her heirs and successors, and all other persons whatsoever (see 27th section of the Act). Again, the 49th section makes the conveyance by the Commissioners "conclusive evidence, that every application, proceeding, and act whatsoever, which ought to have been made, given, and done previously to the execution of such conveyance or assignment has been made, given, and done by the persons authorized to make, give, and do the same." In short, it is impossible that words more clear

and significant could be used to confer a clear and established title, than are now employed by this Court. The cost, moreover, of this title is very little more than the stamp duties, while it is so compact and brief, that it may be carried with ease in the waistcoat pocket.*

Another matter, of no slight importance to a purchaser of property in Ireland, is the assistance he may derive from the Government Survey. For a few shillings he can obtain from this an accurate map of his property, with every boundary clearly and distinctly marked, every house and small building,—bog-land distinguished from other—with the elevations, &c. So distinct and beautiful are these maps, that even the garden walks are clearly laid down.

Again, he may be yet further advised and

* Although it is possible that the operation of the Incumbered Estates Commission may not be prolonged, still, the number of petitions already lodged is so large, that years must elapse before the whole are finally disposed of. The number of petitions still to be dealt with is 1,396.

assisted in his proceedings by the Townland Valuation of Ireland (Act 6 & 7 Wm. IV. chap. 84), which was commenced in 1830; as well as by another Act of 1846 (9 & 10 Vict. chap. 110), for a Tenement Valuation.

The result of these two measures is, that we now have a Government Valuation of every portion of land yet completed (and it is nearly all finished), so that in either purchasing or renting a property, you have not only the rent paid or demanded, but both the Government and Poor Law Valuation of every field.

The following is the scale of prices for agricultural produce on which the Government Valuation was made:—

Wheat, per cwt.,	.	.	.	£0	10	0
Oats, „	.	.	.	0	6	0
Barley, „	.	.	.	0	7	0
Potatoes, „	.	.	.	0	1	7
Butter, „	.	.	.	3	9	0
Beef, „	.	.	.	1	13	0
Mutton, „	.	.	.	1	14	6
Pork, „	.	.	.	1	5	6

But in the recent Act, 15 and 16 Vict chap. 63, sec. 11, intituled, “An Act to amend the Laws relating to the Valuation of Rateable Property in Ireland,” the scale of prices has been materially altered, as laid down in the following table:—

		General average Price.		
		S.	D.	
Wheat,	.	7	6	per cwt. of 112 lbs.
Oats,	.	4	10	„
Barley,	.	5	6	„
Flax,	.	49	0	„
Butter,	.	65	4	„
Beef,	.	35	6	„
Mutton,	.	41	0	„
Pork,	.	32	0	„

“And these prices are to be taken into account in every valuation with regard to land hereafter to be made under the provisions of this Act.”

The Poor Law Valuation alone, although very useful in going over an estate, cannot be depended upon; for in many cases it will be found much under the letting value. The same will apply to the Government or Grif-

fith's Valuation—as, for instance, in many parts of the North, where land has been well farmed and rents high, this estimate is decidedly beyond the mark; but in other districts, where rents have been *very* low, and the land badly farmed, it is quite as palpably below the real letting value. The published rentals, in a word, ought to be looked most carefully into, and never taken for granted.

Further assuming, then, that every man has a fair chance not only of living, but of prospering in Ireland—that the people may be managed and the land worked, both to something more like their actual capability,—let us now proceed to consider in what these capabilities consist, and how they may be most advantageously developed. As a first step towards making this inquiry as complete and satisfactory as possible, let us commence with a word or two on the nature of the country and the facilities it affords, or the impediments it offers, to the more general advance of civilization.

To go, accordingly, to the very foundation, the geological structure of Ireland has the striking peculiarity of most of the great mountain ranges being near the coast, while the central portion is comparatively level. The formations are limestone (which is by far the most extensive), granite, mica slate, clay-slate, old red sandstone, yellow sandstone, and basaltic rocks.

The advantage the country possesses over England, in a geological character, is, that we do not find the poor, sandy districts, such as the Bagshot Heath formation; neither are there any of the poor clay soils, such as are found on the London, the Plastic, the Oxford, and the Weald clays; the greater portion being a good loam, resting upon limestone, with thousands of acres on the old red sandstone, of fine corn land similar to Herefordshire and Devonshire.

The fertility of the soil, and its peculiar fitness for the pursuits of agriculture, is a fact so well known, and altogether so indisputable,

that it may appear almost superfluous to touch on it here; still it may be as well to briefly enumerate the opinions and experience of some of our highest authorities. In doing so I shall content myself with those of M'Culloch, Wakefield, and Arthur Young, supported by a table of comparative estimates, prepared under the superintendence of Professor Lowe.

The first-named, in his *Account of the British Empire*, writes thus:—"The luxuriance of the pastures, and the heavy crops of oats that are everywhere raised, even with the most wretched cultivation, attest its extraordinary fertility."

Mr. Wakefield, who published an elaborate account of Ireland in 1812, says:—"A great portion of the soil of Ireland throws out luxuriant herbage, springing from a calcareous sub-soil without any considerable depth. This is one species of rich soil in Ireland, and is found throughout Roscommon, parts of Galway, Clare, and other districts. Some places exhibit

the richest loam I ever saw turned up with the plough."

Arthur Young, speaking of Limerick and Tipperary, declares,—“It is the richest soil, and such as is applicable to every wish. It will fatten the largest bullock; at the same time do equally well for sheep, for tillage, for turnips, for wheat, for beans,—in a word, for every crop and circumstance of profitable husbandry.”

Since the time of Arthur Young increased interest has been felt in the advancement of agriculture, till, at the present time, there are 74 societies in connexion with the parent Agricultural Society in Dublin, and 22 Model Agricultural Schools in operation.

AVERAGE CROPS OF THE CULTIVATED LAND OF IRELAND GENERALLY, PER STATUTE ACRE.

	lbs. of seed.	lbs. of corn.
Of wheat, . . .	142 $\frac{1}{2}$.	. 1,300
Of bere (a coarse barley), .	132 $\frac{1}{2}$.	. 2,148
Of barley, . . .	145 .	. 1,820
Of oats, . . .	196 .	. 1,734
Potatoes, . . .	1,404 .	. 13,669

PRODUCE OF THE BEST LAND IN IRELAND.

	lbs.
Wheat—Waterford, . . .	4,200
Bere—Limerick, . . .	4,480
Barley—Kildare, Meath, . . .	4,480
Oats—Derry, . . .	4,032
Potatoes—Meath, . . .	72,100

AVERAGE CROPS IN GREAT BRITAIN PER STATUTE
ACRE.

	lbs.
Wheat, . . .	1,380
Barley, . . .	1,872
Oats, . . .	1,200
Potatoes, . . .	17,920

The acreage of Ireland is put at 20,808,271,
which are thus divided:—

	Acres.	
Arable, . . .	13,464,300	
Uncultivated, . . .	6,295,735	{ 4,600,000 improvable.
Plantations, . . .	374,482	
Towns, . . .	42,929	
Water, Lakes, Rivers, . . .	630,825	
Bog, . . .	2,833,000	

Elevation, 387 feet (average).

As a sheep country, Ireland is perhaps yet
more superior. The common grass, found so

abundantly in almost every part, and known as the crested dog's tail (*cynosurus cristatus*), has for years been considered far better suited for sheep than almost any other grass. In the extensive district of fine warm land situated on the limestone, where the fall of rain is so quickly absorbed, this is strikingly exemplified—at least in one way—the wool grown here is estimated by the manufacturers as the finest and altogether the most valuable they can anywhere procure.

Another important point, in considering Ireland as an agricultural country, is, the quantity of bog land with which it is intersected. This supplies an unlimited amount of fuel, the best material, in the shape of vegetable matter, for the manufacturer of manure. From the tables already given it will be found that the total area of turf bog is estimated at 2,830,000 acres: of this quantity, 1,876,000 acres are flat bog, spread over the central portion of the great limestone plain;

the remainder acres are chiefly scattered over the hilly districts near the coast.

The policy of attempting to reclaim this kind of land has long been a vexed question, although nearly every attempt made with anything like efficient power and spirit has been attended with success. Still I do not think it desirable to go to much expense with these till the good lands are improved.

The partially cut away bogs are well known to be valuable soils for root crops, where the subsoil is of a calcareous nature; take for instance the bog lands of Wilson Ffrance, in Lancashire. From these are supplied peat charcoal (the value of which has been ably shown by Jasper Rogers), and from the distillation of which severable valuable products are being profitably obtained.

In their present state it should be known that the bogs of Ireland communicate none of those ill-effects to the atmosphere which the fens and marshes of other countries too often

inflict on those residing in the vicinity of them. On the contrary, the peasantry living in these bog districts are amongst the most healthy and best-grown of the Irish population. Further than this, I was staying some time since with an officer who had fixed his residence in the very centre of some 50,000 acres of bog land. Invalided, he had travelled through all parts of England in search of health in vain, and it was only here that he found he could free himself from the doctor's hands. So far, indeed, from being mere masses of putrefaction, the preservative qualities of the bogs are almost generally known. Wood and other substances are taken out of them as sound and perfect as they ever could have been, though, very probably, thus imbedded for centuries. The generality of the bogs are at a moderate elevation, and are capable of a surface drainage at an expense not exceeding 15s. per acre.

With regard to the manufacture of sugar

from beet-root, Sir Robert Kane has made the following statement:—

“1st—That the sugar beet requires, for its successful cultivation, a rich loamy soil, thoroughly and deeply worked, thoroughly drained and divided; and that the presence of organic matter in excess or undecomposed in the soil, is an important disadvantage.

“2nd—That the employment of saline or rich nitrogenous manures, immediately before or during the growth of the beet, acts unfavourably on the employment of the plant for making sugar, by rendering the juice impure, and increasing the proportion of azotized materials, which readily ferment, and thereby convert the crystallizable into uncrystallizable sugar, which is the most usual and important source of loss in the manufacture.

“3rd—That it is fully established that the entire quantity of sugar in the beet exists naturally as crystallizable cane sugar, and

that uncrystallizable sugar makes its appearance only as a product of decomposition in the manufacture (molasses), and is therefore, so far, a source of loss, which may be avoided by improved treatment.

“ 4th—That the quantity of sugar present in Irish grown beet is in no way inferior to that usually found in the beet roots used in the sugar manufactories of the Continent; and that, in some cases, the per centage of sugar yielded by the beet approaches that afforded by the sugar cane as usually cultivated.”

The following table shows the quantity of flax grown in the years 1849 and 1851:—

Year.	Ulster.	Munster.	Leinster.	Connaught.	Total.
1849	57,651	937	741	985	60,314
1851	125,407	58,991	4,889	4,249	193,536

A beautiful specimen of flax cotton has just been put into my hands, which I am informed

by the manufacturer can be produced at the same price as other cotton.

The fisheries also should be a prolific source of wealth to the country. The number of hands employed in 1852 were 58,822, and the number of boats 13,277. The importations from Scotland, in 1851, were nearly 90,000 barrels of herrings, and upwards of 10,000 cod fish, all of which might, with proper exertions, have been supplied from these fisheries.

The Irish coal-fields, seven in number, occupy portions of Kilkenny, Queen's County, Carlow, Tipperary, Clare, Limerick, Cork, Kerry, Coal Island, Antrim, Monaghan, Roscommon, Sligo, Leitrim,* and Cavan. In addition to these ample stores, which the above enumeration will show are most conveniently situated, the Irish have another kind of fuel, more peculiar to the country, perhaps, than even the turf bog: this is the

* This coal, in particular, is now likely to prove of great value.

lignite, an intermediate species between wood and coal, found in a clear strata on the southern half of Lough Neagh.

After coal, the chief minerals are, iron, silver, copper, lead, and even gold.

Iron ore is found in most of the same localities as coal. The copper mines, distributed throughout the clay slate districts, export about 10,000 tons per annum, value about £70,000. Lead is procured in even larger quantities than copper: the granite hills of Wicklow contain numerous veins, and it is also found in Wexford, Down, Armagh, Monaghan, Kerry, Clare, Limerick, Cork, Clontarf near Dublin, and Galway. The proportion of silver extracted from lead ore varies from $7\frac{1}{2}$ to 40 ounces to a ton of lead.*

Towards the close of the last century, native gold was found in the bed of the

* On two estates, which I have lately purchased, I have discovered on the one, a very promising copper-mine, and on the other, superior magnetic iron ore.

streams of Croghan Kinshela mountain. It was first noticed by the peasants, and ten thousand pounds' worth was collected before the discovery became public. The Government, in the next two years, procured 945 ounces.

Equally available, and suggestive of the improvements so long and so much required, are the materials for building which Ireland produces. Reflecting on the general wretchedness of the dwellings and farm premises, one would conclude that there was a scarcity instead of the profusion there actually is at hand for these purposes. Let us endeavour, but briefly, and of course but imperfectly, to enumerate them:—Slate is found extensively in Wicklow and Clare, as well as, though not so largely, in Westport, Kildare, Mayo, Waterford, and other counties. Clay for brick and tile making is almost everywhere attainable; and I am happy to be able to add, as a good sign of the times, that within the last seven years sixty-three tile-yards have been estab-

lished. Stone, again, may be quarried in most parts, and lime extends over a space of 120 miles, east to west (from Dublin to Galway Bay), and 120 miles from north to south. In addition to this, there is a limestone gravel, which has drifted on to most of the other formations, though many miles distant from the original rock. The finest building sand is found in most districts; good flags are to be had for one halfpenny the square foot on the Shannon; and where there is a scarcity of timber, American can be imported at a lower rate than into England. The home manufacture of glass and lead is also extensive; both are thus supplied cheaply and of good quality.

It might be not unreasonably assumed, from the almost general neglect of these materials for many uses, as well as from the semi-civilized character of the country, that a difficulty of communication and carriage was another of the present impediments to progression in Ireland. Such, however, is anything but the

case. The inland traffic by roads, canals, rivers, and railways, is gradually becoming as complete as could be desired. The roads I have no hesitation in affirming to be as good as any in the world. They are entirely under the management of the Grand Juries of the respective counties, who have now almost abolished turnpikes.

The canals are nearly equally good. The "Grand" one, commencing at Dublin, runs through the country to Shannon Harbour, having branches to Balinasloe, to Naas and Kilcullen Bridge, to Ballynafagh, to Milltown, to Rathangan, Monasterevan, as well as to Athy, Portarlinton, Mountmellick, and also to Kilbeggan. With the whole of its branches it extends 160 miles.

The next, perhaps, in importance is the "Royal" Canal, running through Newcastle and Mullingar to the Shannon, at Tarmonbarry, with a branch to Longford,—total length, 92 miles; with the Ulster Canal, of 48 miles, besides the Shannon, the Barrow, the

Boyne, the Newry, Tyrone, and the Lagan Navigations.

River navigation includes the Slaney, the Nore, the Suir, the Blackwater, the Lec, the Lanna, the Maine, the Maig, the Fergus, the Moy, and the Foyle. The total amount of tonnage by all the canals and rivers in 1838 was about 600,000 tons, at the average rate of a penny a ton per mile.

Railway communication, when fully developed, may naturally be expected to do as much, or more, for Ireland than it has for other countries. Landing at Kingstown, there is now a line to Dublin; thence across the centre of Ireland to Galway, or in a northerly direction, through Belfast to Ballymena in Antrim, with branch lines to Armagh, Navan, Castleblaney, and Carrickfergus. In a southerly direction, the line is opened to Thomastown, within a short distance of Waterford; and by the Great Southern and Western to Tipperary, Limerick, or Cork. Several other lines are in contemplation, many of which are likely to be opened

in a few years. One, I have every reason to believe, will soon be completed, to connect Kilkenny with Mountrath, Mullingar, and Armagh; and another opening communication with the north-west. It may be stated as a remarkable fact, and one flattering to the railway management in Ireland, that during 1850, though 5,174,631 persons travelled by this means, only one was killed, and but one other at all injured by accident.*

Communication with England is now equally complete and convenient. You may leave London in the morning, and reach Dublin the same evening, or leave London in the evening, and breakfast in Dublin the next morning, a few hours more taking you into Galway, Limerick, Cork, Waterford, or Belfast. It is now confidently stated, that the passage between Holyhead and Kingstown will be made in two hours,—63 miles. Travelling expenses, as it is, are unusually moderate,

* The Irish railways are exempt from passenger duty, and the guage is 5 feet 3 inches.

while there is every promise of their being yet further reduced. With such facilities of traffic, it is at once apparent that the produce of Ireland may command the best market. In fact, there cannot be a more mistaken notion, though I fear it is rather a common one, that the country is deficient in this respect. A friend, writing from the West, says:—

“I have never, with the assistance of sea communication, found any difficulty in disposing of any quantity of farm produce at very fair prices. I have often, indeed, found the price of corn here range for some time higher than Mark-lane quotations.”

In every town of any size there is a market, or, as it is more generally called, a fair, either once a week or once a fortnight, to which stock and produce of all kinds are sent, in addition to which there are, scattered all over the country, large stores where corn is paid for as it is weighed out of the sack into the granary.

Remarking to an old Paddy, in an out-of-

the-way place, on the want of communication with markets,—“Plase yer Honor,” said he, “have we not got the railroad of all the world here,—the open sea?”

The following Tables may serve to give some idea of the market value of agricultural produce during the last few years. The first, made up from the thirty-nine chief markets, is:—

THE AVERAGE PRICES IN IRELAND FOR 1848, 1849,
AND 1850.

1848 to 1850, to 1851					
			Per cwt.		Per cwt.
			s.	d.	s. d.
Wheat,	.	.	8	4	8 0 $\frac{3}{4}$
Oats,	.	.	5	5 $\frac{1}{4}$	5 2 $\frac{1}{2}$
Barley,	.	.	5	10	5 4 $\frac{1}{4}$
Potatoes,	.	.	3	9	3 6
Butter,	.	.	63	5	65 5 $\frac{5}{8}$
Beef,	.	.	41	4	40 9
Mutton,	.	.	47	1	47 2
Pork,	.	.	38	4	35 8
Flax,	.	.	47	8	52 6 $\frac{1}{2}$

The next is made up from the cattle sales at the great fair of Ballinasloe during the last few years:—

SHEEP.				AVERAGE PRICE OF WEDDERS.				AVERAGE PRICE OF EWES.			
Years.	Sold.	Unsold.	Total.	Class 1.	Class 2.	Class 3.	Class 4.	Class 1.	Class 2.	Class 3.	Class 4.
				£ s D	£ s D	£ s D	£ s D	£ s D	£ s D	£ s D	£ s D
1845	66,661	2,922	69,583	2 12 0	2 6 0	1 18 0	. . .	2 5 0	1 18 6	1 10 0	1 5 0
1846	65,524	10,586	76,010	2 15 0	2 7 6	2 2 0	. . .	2 10 0	2 0 0	. . .	. . .
1847	53,095	27,424	80,519	2 14 0	2 2 0	2 0 0	. . .	2 7 0	2 0 6	. . .	. . .
1848	57,287	9,758	67,045	2 4 0	2 4 0	2 2 0	1 13 0	2 8 0	1 15 0	1 6 0	1 1 0
1849	60,256	1,190	61,446	2 2 0	2 15 0	1 10 0	1 6 0	1 14 0	1 8 0	1 5 0	1 0 0
1850	51,662	2,404	54,072	2 5 0	2 0 0	1 16 0	1 12 0	2 0 0	1 15 0	1 10 0	1 7 0
1851	47,078	3,477	50,549	2 7 0	2 2 0	1 18 0	1 13 0	2 10 0	2 4 0	1 17 0	1 11 0

HORNED CATTLE.				AVERAGE PRICE OF OXEN.				AVERAGE PRICE OF HEIFERS.			
1845	8,423	1,214	9,637	16 16 0	15 0 0	12 12 0	9 9 0	12 12 0	11 10 0	10 10 0	9 0 0
1846	8,578	2,976	11,552	16 10 0	15 0 0	. . .	. . .	16 15 0	12 12 0	11 10 0	. . .
1847	7,698	2,756	10,454	15 0 0	13 15 0	12 10 0	. . .	16 0 0	14 7 6	11 0 0	8 10 0
1848	7,297	865	8,161	16 0 0	14 10 0	13 10 0	. . .	16 10 0	15 5 0	12 0 0	9 10 0
1849	7,844	4,914	12,758	14 10 0	12 0 0	10 0 0	7 0 0	13 10 0	12 0 0	10 0 0	7 0 0
1850	9,395	6,400	15,745	10 0 0	8 0 0	6 0 0	5 0 0	12 0 0	10 0 0	9 0 0	6 5 0
1851	10,640	1,019	11,659	10 10 0	8 10 0	6 5 0	5 5 0	13 0 0	10 10 0	9 5 0	5 15 0

I have just obtained the following Table, the results of this year's Ballinasloe fair:—

	Sheep.	Oxen.	Two Yrs. Old.	One Yr. Old.	Calves.
Sold, .	48,999	10,105	651	457	95
Unsold, .	5,288	168	43	137	147
	<hr/> 52,187	<hr/> 10,273	<hr/> 694	<hr/> 594	<hr/> 242

And the third, the export of Cattle into England for the last six years:—

Year ending January,	Oxen, Bulls, Cows.	Calves.	Sheep.	Swine.
1847 .	186,483	6,363	259,257	480,827
1848 .	189,960	9,992	324,179	106,407
1849 .	196,042	7,086	255,682	110,787
1850 .	201,811	9,831	241,061	68,053
1851 .	184,686	4,462	176,945	109,170
1852 .	183,760	2,474	151,807	136,162

How, then, so far, does Ireland promise as a field for investment? Let us briefly recapitulate the heads of our answer:—Land, of the best quality, to be had, to almost any extent, at a very moderate price; labour abundant and cheap; materials of all kinds almost always at hand, or to be procured at the most econo-

mical rates; communication to all parts certain and rapid, and markets either for the sale or purchase of goods as easily attainable as in most parts of Great Britain. The keystone, however, to all this, we repeat, is improvement. To invest in Ireland, you must do so with the full determination to bring the land into its most profitable state, and to make the best use of those productions with which the country is so abundantly supplied. The purchaser of land will find every encouragement to do this. Should he not wish at first to incur a further outlay of his own capital, the Government is always ready to assist him. The Board of Works is prepared to advance money for improvements in draining, farm-buildings, fences, road-making, trenching and liming the land, and in some cases irrigation,—the loan being repayable in twenty-one years, at the rate of $6\frac{1}{2}$ per cent. per annum, which in that time repays both capital and interest. One great advantage to the proprietor in availing him-

self of these advances is, that supposing he apply for a loan of £5000, a portion of it would be at once given him to commence operations with; and when he can show a judicious outlay of this, he obtains a further grant; whereas in England the full expenditure must be proved before any advance is obtained. Another important point in favour of Irish investment is, that by the present law no agricultural improvement, if executed under the Improvement Act, can be rated for the first seven years from the time of its execution.

I have already referred to the unlimited supply of cheap labour at command; and my correspondent, as well as myself, I think, have proved how, with good management, the Irish labourer may be brought to do his best. The mind and spirit of the man, it is proved, *may* be properly toned; while, considered merely as a source of animal power, there is no race whose physical conformation is more perfectly

developed. The Irish are the tallest, the strongest, and the heaviest of British subjects, as was demonstrated some time since by Professors Quetelet and Forbes, who brought an extensive series of observations to this result:

	Average Height in Inches.		Average Weight in Pounds.		Average Strength in Pounds.
English,	68½	.	151	.	403
Scotch,	69	.	152½	.	423
Irish,	70	.	155	.	432
Belgians,	68	.	150	.	339

They further found that the utmost effort of a man lifting at the rate of one foot per minute ranged,—

English,	.	.	11,505 to 24,255
Irish,	.	.	17,325 to 27,562
Welsh, only	.	.	15,112

Admitting the physical ability of the Irish labourer, it must be remembered that any improvement in the cultivation of the country will as certainly tend also to the improvement of his condition. The first great point, perhaps—his home will gradually become more

worthy to rank as a human habitation : in fact, this change is already taking place on some properties, and the wretched pigsty cabin is giving way (though slowly, I am sorry to say) to the more comfortable and respectable cottage. Further, the moral character of the man, the sense of good and evil in him, is now being generally improved by means of education. There are at present upwards of 3000 Sunday schools, with 19,753 gratuitous teachers. Again, so far back as 1850, the number of schools under the direction of the Board of Education was 4719, with 511,239 scholars, while the Church Education Society had 1882 establishments, with 10,850 pupils. The education, indeed, not only of the labouring, but of the higher classes as well, is now amply provided for. By 8 & 9 Vict. cap. 66 (1845), new colleges were established on a superior system, and liberally endowed, in Belfast, Cork, and Galway. The classes here, in addition to the usual "Latin and Greek,"

embrace Anatomy, Geology, Agriculture, Natural History, Mineralogy, and other useful but too often neglected studies. These are better known as “the Government Colleges;” while there are also “Royal Schools” at Armagh, Banagher, Carysford, Cavan, Dungannon, and Enniskillen.

In giving, however, cheap labour amongst the recommendations to the country, it must not be supposed that the labourer is either under-paid, or that he has any depressing feeling of that kind. Were such the case, this assumed advantage would be anything but such in reality. Comparing his wages with the price of those necessaries he requires, as well as with the charge made for other descriptions of house and field-work, it will be found that the common day-labourer is in fact well paid when receiving 8*d.* to 1*s.* per day all the year round, to what he ever has been in this country. To give a better idea of this, the following table of prices has been drawn

up, showing, as will be seen, not merely the average cost of work, but also the prices of those provisions, &c., which may be assumed in some degree to regulate it:—

	In the Country, the South and West.				Parts of the North, and Dublin and large Towns.			
	s.	D.	s.	D.	s.	D.	s.	D.
A man by the day, all the year round, }	0	8 to 1	0	.	.	1	0 to 2	0
A woman, .	0	4 „	0	6	.	0	8 „	0 10
A carpenter, .	1	6 „	2	0	.	2	6 „	4 4
A mason, .	1	0 „	2	0	.	2	6 „	4 4
A slater, .	2	0 „	3	0	.	3	9 „	5 0
A thatcher, .	1	6 „	2	0	.	2	6 „	3 6
A quarryman, .	1	0 „	2	0	.	2	0 „	3 0
A thresher, .	1	0 „	1	6	.	2	0 „	2 6
A bricklayer, .	1	0 „	2	0	.	2	6 „	4 4
A blacksmith, .	10	0 per week,	.	.	.	30	0 per week.	.
Hire of a cart-horse, 2	0	per day,	.	.	.	3	0 per day.	.
Hire of cart and horse, 2	0 to 2	6	.	.	.	3	6 to 5	0
Plough & pair of horses, 5	0 to 6	0	.	.	.	8	0 „	12 0
Grazing, cow by week, 1	0 „	3	6	.	.	3	6 „	5 0
Grazing a horse, . 2	0 „	3	0	.	.	5	0 „	7 0
Bricks, per 1000, . 17	0 „	20	0	.	.	20	0 „	25 0
Lime, per barrel, . 0	6 „	0	10	.	.	1	0 „	1 6
Dung, per cart-load, 1	0 „	2	0	.	.	1	0 „	2 0
Potatoes, per stone of 14lb., . 0	2½	.	.	.	.	0	8 „	1 0
Butter, per lb., . 0	6 „	0	8	.	8d.,	0	10 „	1 0
Hay, per ton, . 20	0	.	.	.	.	60	0	Dublin.

	In the Country, the South and West.				Parts of the North, and Dublin and large Towns.			
	s.	D.	s.	D.	s.	D.	s.	D.
Straw, per ton,	12	0	.	.	30	0		
Beef, per lb., .	0	5½						
Mutton, per lb.,	0	7						
Pork, per lb.,	0	5						
Veal, per lb.,	0	7						
Fowls, per couple,	0	8	.	.	2	6 to 3	6	6
Turkeys, .	1	4	.	2s. 8d.,	4	0	6	0
Geese, each, .	1	0						
Wheat, per cwt.,	8	0						
Barley per cwt.,	5	4						
Oats, per cwt.,	5	2						
Cod-fish, per lb.,	0	2	} On the western coast.					
Salmon, per lb.,	0	6						
Oysters, per 100,	0	5						
Wool, rather dearer than in England.								
Shoeing horse,	2	0 to 3	4					
Large gates(field) each,	2	6	4	0				
Small ditto,	1	6	2	0 (No iron work.)				
Hire of a car, per mile,	0	6	Irish, for one person.					
Ditto, ditto,	0	8	,, for two persons.					
Driver expects from 1½d. to 2d. per mile.								

Another grand means for effecting improvement and developing Irish resources on a large scale is the water-power of the country, as clearly shown by Sir R. Kane.

In the total area of Ireland, put at $32,509\frac{5}{8}$ square miles, it is found that there are—

	Sq. Miles.
Between sea level and 250 feet of vertical height, .	$13,242\frac{5}{8}$
„ 250 and 500 feet of height, . . .	$11,797\frac{1}{8}$
„ 500 and 1000 „ . . .	$5,797\frac{7}{8}$
„ 1000 and 2000 „ . . .	$1,589\frac{5}{8}$
„ 2000 and vertical height, . . .	$82\frac{3}{8}$

If, then, we consider the average elevation of these zones to be the arithmetic mean of the extremes, the average of the last term being 2500,—which, if not absolutely true, cannot be far from the truth,—the result is, that the surface of Ireland is, in average, elevated above the level of the sea, 387 feet: the water, consequently, which flows in our rivers to the sea, has an average fall of 129 yards; while, finally, we may calculate the total water-power of Ireland to be had, for the total quantity of rain falling in a year, 100,712,031,640 cubic yards. Of this, one-third flows into the sea—that is, 33,237,343,880 cubic yards, or, for each day, in twenty-four

hours, 91,061,216 cubic yards, weighing 68,467,100 tons. This weight falls from 129 yards, and as 884 tons fall 24 feet in twenty-four hours, we so possess, distributed over the surface of Ireland, a water-power capable of acting night and day, without interruption, from the beginning to the end of the year, and estimated at a force of 3227 horse-power per foot of fall, or, for the entire average, a fall of 387 feet, amounting to 1,248,849 horse-power. Mechanical power, however, is never thus unintermittingly driven. If, then, we reduce this force to the year's work of 300 working-days of twelve hours each, we find it to represent 3,038,865 horse-power,—that is, more than 3,000,000 of horse-power. Of course, though much of this enormous quantity of force exists in localities where other circumstances may prevent its becoming useful, or the perfect economy of the water for mechanical power may be inconsistent with other equally important objects,—as, for instance,

the drainage of districts, for agricultural purposes, or the maintenance of navigations, may require constant discharge and loss of a certain quantity,—the different water machines, again, incur as continual a discharge and working, which may be estimated at about one-third;—still, I consider the amount of mechanical force altogether derivable from the water-power of Ireland as of the highest importance, and worthy of far more attention than it has hitherto received, as one means for applying the resources of the country.

Setting aside, for a moment, the certainty Ireland just now offers as a profitable investment only, there are many collateral advantages and attractions for those who may feel inclined to settle there. Assuming, as we naturally may, that the lover of a country life and the pursuits of agriculture is something of a sportsman as well, in no country, perhaps, could he meet with the sports of the field in such perfection. There are few districts in

which he cannot command the most excellent snipe and cock shooting. Grouse abounds on nearly all the mountain ranges; while, with anything like care, a good head of the more common kind of game, such as the partridge and hare, may be easily kept up. As a fishing country, Ireland has long been justly renowned. The Shannon and other rivers afford some of the finest sport with the fly in the world; and fish of all kinds are to be had in bountiful supply round the coast, as well as in all the inland streams, with the exception only of a few, where the water has been injured by the copper mines. For hounds, horses, and hunting, Ireland is, if possible, yet more famous. A sporting man who farms was telling me, that he can keep up his hunting establishment in Ireland for nearly half what he can in England, and have much better sport. It would be waste of time to dilate further on the sporting character of the country, though, perhaps, all my readers may not be aware that

they may keep their dogs, horses, and huntsmen, without having to pay a duty on them. In Ireland there is no income-tax up to this time,—although it is now talked about,—or an assessed tax of any kind. All other taxes, too, are very low; the poor rate, as I have already shown, is annually decreasing; while my correspondent thus writes of them generally:—"As to taxes, they are fast diminishing, and promise, in my opinion, to be lower in another year or so than ever they were."

A word or two on the climate of the country may not be out of place here, nor uninteresting to those who have thoughts of trying it.

The summer-heat, or maximum temperature, between lat. 52° and 55° , appears to be about 79° ; the winter heat, or the minimum, 26° . Between these limits the temperature oscillates, and at two periods of the year it is found equal, viz., in April and October. This intermediate temperature represents pretty fairly what would be the average yearly heat if it

were distributed regularly over the whole period. The mean temperature of Ireland is $49\frac{1}{2}^{\circ}$ at the level of the sea. The fall of rain, on an average, is about 36 inches, and the south, the west, and south-west winds blow over the island for the greater part of the year.

The following deductions, gathered not merely from personal observation, but from the best authorities, may be safely relied on.

The summers of Ireland are now colder, and the winters warmer, than they were some years since. In winter the thermometer seldom sinks below freezing point; in summer, rarely above 79 in the shade; average in summer from 70 to 75. It rains more at night than by day. Snow-storms are very rare, and thunder-storms by no means as prevalent as in England. Storms of wind, however, are not uncommon. The winds, as I have already remarked, most usually blow from the west; they are mild in their temperature, and to them, in connexion with other natural causes, may be attributed the wonderful fertility of

the country for grass and root crops. The last winter has been quite exceptional in its character, more snow having fallen than for many years.

There is scarcely any district which suffers from a continuance of dry weather. On the other hand, though Ireland may be considered a damp country, there are many in Europe, extolled for their climate, exposed to a much greater fall. I subjoin a set of tables on the temperature and fall of rain, which may be useful and interesting in ascertaining the real nature and character of an Irish climate. The first of these, prepared some years since by Mr. Hamilton, by testing the temperature of covered wells, gives us :—

MEAN TEMPERATURE OBSERVED IN DIFFERENT
LATITUDES.

Northern coast of Ireland—Ballycastle,	. 48°
Western coast—Island of Ennissee,	. 48° 6'
Eastern coast—Dublin,	. 49° 4'
South coast—Cork,	. 51° 2'

FROM THE SEA, ELEVATED ABOVE THE SURFACE.

In Londonderry, 100 feet above the sea,	. 46° 9'
In Armagh, 59 " "	. 47° 5'
In Tullamore, 206 " "	. 48°
In Dublin,	. 50° to 52°
In Cork,	. 52° 5' to 53° 5'

The general temperature of Dublin is somewhat lower than the 50th degree of Fahrenheit's thermometer, and a mean of the hottest or coldest months of the year rarely varies more than ten degrees from this standard heat. Winter, therefore, is usually accompanied by a temperature of 40° ; spring and autumn, of 50° ; and summer, of 60° ; and the general heat of any single month of these seasons seldom varies much from the corresponding temperature of the particular season to which it belongs. Of these limits, the lowest is not sufficiently cold to check the natural herbage of the island; nor the highest powerful enough to parch the surface of a moist soil, or to scorch its luxuriant grasses. Hence the fields maintain a perpetual verdure, unimpaired by either solstice. The farmer is enabled to lay his lands down to grass at almost any season, even at the commencement of winter; while he never loses the benefit of his rich pastures, unless it be

during the passage of a temporary drift of snow. Horses, cattle, and sheep so attain, with anything like common care, a degree of perfection they never acquire in other countries without far greater trouble and expense.

The comparative heat of several seasons in London and Dublin, as estimated by that accurate observer, Dr. Romney Robinson, is as follows:—

	London.	Dublin.
Winter, . . .	1·00 . .	1·45
Spring, . . .	3·00 . .	2·14
Summer, . . .	5·00 . .	4·68
Autumn . . .	3·00 . .	3·80
	<hr/> 12·00	<hr/> 12·07

Then, as to rain, the average fall is, in—

	Inches.
Dublin,	about 23 to 24
Belfast,	„ 25 „ 26
Cork,	„ 34 „ 35
Londonderry,	„ 31 „ 32
The western coast of Clare and Galway,	„ 60 „ 61

ENGLAND.

	Inches.
London, about	23
Diss, Norfolk, ,	18 to 19
Norwich, ,	25 , 26
Chatworth, ,	27 , 28
Manchester, ,	33 , 34
Dover, ,	37 , 38
Carlisle, ,	20 , 21
Keswick, ,	70 , 80
Leeds, ,	27 , 28
Liverpool, ,	30 , 31
Kendal, ,	54 , 55
Plymouth, ,	35 , 36
Lancaster, ,	45 , 46
Rutlandshire, ,	25 , 26
Cambridge, ,	25 , 26
West Riding, Yorkshire, . . ,	26 , 27
Lincoln, ,	24 , 25
Exeter, ,	34 , 35
Cheltenham, ,	34 , 35

OTHER PLACES.

	Inches.
Rome, about	34 to 35
Milan, ,	41 , 42
Paris, ,	19 , 20
Edinburgh, ,	22 , 23

	Inches.
Modena, ,,	50 ,, 51
Glasgow, ,,	29 ,, 30
Leghorn, ,,	37 ,, 38
Pisa, ,,	43 ,, 34
Naples, ,,	31 ,, 32
East Indies,	sometimes 104
Bombay,	about 78 to 79
Brazils (1821), ,,	280
Cumana, only ,,	8
Lower Egypt, ,,	9
On May 20, 1827, at Geneva, six inches of rain fell in three hours.	

QUANTITY OF RAIN EACH MONTH IN LONDON AND DUBLIN.

	London.	Dublin.
January,	1° 483'	0° 674'
February,	0 746	1 500
March,	1 044	0 653
April,	1 786	1 280
May,	1 853	2 340
June,	1 083	1 670
July,	2 516	4 500
August,	1 453	1 834
September,	2 193	1 590
October,	2 073	2 040
November,	2 004	2 330
December,	2 426	2 770
Total,	22° 199'	23° 182'

WINDS OF EACH SEASON AT DUBLIN, AT ONE VIEW.

March, .	N.E. & N.W.	September, .	W.
April, .	S.E.	October, .	S.W.
May, .	E. & S.E.	November, .	S.W.
June, .	S.W. & S.E.	December, .	S.W.
July, .	S.W.	January, .	S.W.
August, .	S.W.	February, .	S.W.

	E.	N. E.	S. E.	N.	W.	S. W.	N.W.	S.
Spring,	74	111	129	54	129	148	126	18
Summer,	74	62	134	32	182	199	139	29
Autumn,	39	51	108	47	200	165	119	31
Winter,	39	52	146	24	157	176	73	8

FOR FORTY-ONE YEARS THERE WERE

IN IRELAND :

Springs.	Summers.	Autumns.
6 Wet.	20 Wet.	11 Wet.
22 Dry.	16 Dry.	11 Dry.
13 Variable.	5 Variable.	19 Variable.

IN LONDON :

Springs.	Summers.	Autumns.
12 Wet.	20 Wet.	9 Wet.
16 Dry.	20 Dry.	15 Dry.
13 Variable.	1 Variable	17 Variable.

Mela describes the climate of Ireland as unfavourable for the ripening of grain, but says that it produced such luxuriant crops of grass that if cattle were suffered to feed long upon it they would be in danger of bursting.*

Stanyhurst, in the Preface to his *Irish Chronicle*, observes, "that few countries are comparable, none preferable, to Ireland in wholesomeness of air, fertility of land, abundance of corn, extent of pasturage, and number of cattle."

Boate, who quotes these authorities, corroborates the account they give, and contends that there is no impediment but want of culture to prevent Ireland from being justly counted among the most fruitful countries in the world.†

Such, then, is my impression of Ireland and its resources, an impression forced upon

* Pomp. Mela, &c., *Lugd. Batav.* 1646, p. 126

† *Natural History of Ireland*, chap. x. sec. 7.

me by observation of facts, in spite of a prejudice so strong that it led me to refuse an offer of £1000 per annum to reside in this country, and take the management of a large landed estate, only five years since, such was my distrust of the peasantry; and now I should not hesitate to undertake the management of the worst estate in the worst part of Ireland.

I have now stated the case, or rather the case as it has offered itself to me. Some, perhaps, may be inclined to think I have overstated it; for if all this is to be done in Ireland,—if there be this grand opening,—why has it not been seized on before? Many will anticipate the reply, for the reason is too well known: I will, however, briefly endeavour to sum it up. The curse of Ireland for many a long year was, that *property exercised its rights, but did not fulfil its duties*. The people and the land were treated precisely alike, and

everything possible was taken out of them, but nothing returned to them. The greater power was the first to neglect his position and his country, and no wonder the lesser, in turn, deserted him. In the year 1780, there were 222 absentee landlords, taking £732,700 out of the country, being at an average of £3300 a year. Of these, the lowest had a rental of £500, the highest, an income of £31,000. But it was not alone the money thus taken away from the districts in which it was raised that caused the injury. There was the want of the head of the house to look to. The landlord listened to no complaint, encouraged no improvement. Good and bad tenants were the same to him so long as the rent was paid and the remittance made. And what was the natural consequence of such a system? Let us hasten to the result. Three years previous to the potato failure there were 1002 estates, representing a rental of £702,822 5s. 2½d., or about one-twentieth of the nominal rental of

the country, under the Receivers of the Court of Equity. These gentlemen were chiefly, at least four-fifths of them, attorneys, generally residing in Dublin, totally unacquainted with the wants of a rural population, and with not one feeling in sympathy with them in their pursuits. The number of properties thus thrown into Chancery was nearly doubled in a few years subsequent to this; while costs and incumbrances increased tenfold, and arrears of rent in a still greater ratio. To climax this, the state of the law, as administered by the Court of Chancery, absolutely prevented land becoming a marketable commodity, and only aggravated, by dilatory and expensive proceedings, the evils it professed to remedy.

The abuses which accompanied a system like this would, in England, be scarcely credible. Bribery and corruption were openly practised and encouraged. It was a common question from the agent, when a tenant applied

for a lease, or a new man for a farm, "What am I to have out of it?" Fees, from twenty to a hundred guineas, came as the answer, and many a really deserving tenant has been turned out for no better reason. "The good word," however, was often sought in a still higher quarter, and the landlord's wife bought over with arguments of the same weighty kind. A true story is told of the daughter of an English earl marrying an Irish nobleman, and being thus received by her husband's tenantry. One old fellow, in particular, jogged her confidentially on the elbow, and, taking her somewhat aside, slipped a fifty-pound note in her hand, with a nod and a wink that "her Ladyship would say a good word for him when the lease was out."

Some of the forced exactions by landlords or their agents were of a yet more degrading description; and these bribes, in short, were absolutely necessary for anything like security of tenure. Take the common course of things;

the occupier, no matter what good he had effected, or how long he had been on the estate, was certain to be sacrificed to a higher bidder against him. At times, indeed, the proprietor proceeded far beyond this, with no such shadow of justice or right for making the best of his market. Wakefield, in his account of Ireland, thus instances one case, which I have little doubt had many a parallel:—

“ Since I was last in Ireland I have learned, not without considerable regret, a circumstance in regard to the conduct of the owner of one of the best estates in that country, which, as it cannot be doubted,—for I have it from the best authority,—ought to be publicly known from one end of the British Empire to the other. As soon as the proprietor came of age, his agent sent notice to all the tenants whose leases had expired, that there would be no renewal for them unless each consented to pay a fine of ten guineas *per acre*. But this was not all: to those in possession of

leases a threat was held out that, unless they surrendered their leases, paid the required fine, and took out new ones, a mark would be placed against their names in the rental-book, and not only they, but their heirs and families, would for ever be excluded from any benefit of a renewal. Can words be found sufficiently strong to characterize this unparalleled exaction? Was it anything else than levying a tax of ten guineas per acre, nearly in the same manner as the Autocrat of Russia would order a new impost by an imperial ukass?" Although there have been, and are still many bad landlords and agents in Ireland, I have no hesitation in saying that very many may be found equally as good as can be met with in any part of the United Kingdom.

He must have been a bold man who, in this state of things, would have ventured to touch Irish property. The circumstances are altered now, and the Incumbered Estates Act affords an opportunity for investment never equalled.

With good management, a thorough knowledge of agriculture (either by himself or his agent), and a full determination to understand the people, and let the people understand him, a man can scarcely help succeeding.

NOTES.

NOTE I.

ENGLISH AND SCOTCH PURCHASERS IN THE IRISH INCUMBERED ESTATES COURT.

THE following Tables,* extracted from a valuable paper read by Mr. Locke before the statistical section of the British Association for the Advancement of Science, at the meeting of that learned body held at Belfast last month, afford much interesting information relative to the purchase of land in Ireland by English and Scotch in the Incumbered Estates Court; no doubt partly influenced by the great facility and cheapness by which a perfect title is there obtained, that to us, accustomed to the old English mode of conveyancing, seems at first sight absolutely fabulous,—a desideratum which those who have heretofore purchased estates will consider to be a matter of no small importance.

* From the *Belfast Commercial Chronicle*, Sept. 6, 1852.

TABLE II.

Showing the County, Acreage, and Amount of English and Scotch Purchases.

No. of Estates in which English & Scotch became Purchasers.	No. of Purchasers.	County.	Acreage.			Purchase-Money.			OBSERVATIONS.
			A.	R.	P.	£	s.	d.	
		LEINSTER.							
5	5	Dublin, .	—	—	—	11,630	0	0	{ All for tene- ment property in Dublin city.
2	2	Kildare, .	225	0	4	1,820	0	0	
3	3	Kilkenny, .	2,925	0	36	41,225	0	0	
1	1	King's Co. .	726	2	18	825	0	0	
2	2	Longford, .	2,866	1	19	7,360	0	0	
2	2	Louth, .	4,504	3	31	23,350	0	0	
2	2	Meath, .	1,004	0	8	13,150	0	0	
2	3	Westmeath, .	1,965	0	10	27,000	0	0	
2	2	Queen's Co. .	599	1	21	3,000	0	0	
1	1	Wexford, .	9,887	1	24	55,200	0	0	
2	2	Wicklow, .	6,308	0	23	37,825	0	0	
			31,012	0	34	222,385	0	0	
		MUNSTER.							
10	11	Cork, .	10,223	2	2	86,569	12	6	{ This sum in- cludes 15,168 <i>l.</i> 12 <i>s.</i> 6 <i>d.</i> for te- nement pro- perty purchas- ed by the Board of Inland Re- venue in Cork city. 2,500 <i>l.</i> of this amt. for mines. 330 <i>l.</i> of this amt. for tithe rent-charge. 2,120 <i>l.</i> of this amt. for tithe rent-charge.
3	3	Kerry, .	5,384	2	12	10,250	0	0	
6	8	Limerick, .	19,267	2	8	88,770	0	0	
15	19	Tipperary, .	16,070	1	23	140,845	0	0	
4	6	Waterford, .	3,396	0	4	35,965	0	0	
			54,342	0	9	362,399	12	6	

No of Estate in which English & Scotch became Purchasers.	No. of Purchasers.	County.	Acreeage.	Purchase-money.	OBSERVATIONS.
			A. R. P.	£ s. d.	
		ULSTER.			
1	1	Antrim, .	750 0 0	23,750 0 0	
3	2	Cavan, .	4,341 0 1	24,635 0 0	
1	1	Donegal, .	365 1 34	2,400 0 0	
1	1	Monaghan, .	77 0 31	117 0 0	
2	2	Tyrone, .	1,851 1 16	5,020 0 0	
			7,385 0 2	55,922 0 0	
		CONNAUGHT.			
12	15	Galway, . .	22,010 17 12	331,050 0 0	
3	3	Leitrim, . .	3302 1 37	14,850 0 0	
3	3	Roscommon, .	1464 2 34	9030 0 0	
7	14	Mayo, . . .	78,549 0 6	104,490 0 0	
95	114	25 counties out of 32.	310,326 2 9	459,420 0 0	

English and Scotch have purchased in every county in Ireland, except Clare in Munster, Sligo in Connaught, and Down, Armagh, Cavan, Fermanagh, and Londonderry, in Ulster.

TABLE III.

Acreeage and Amounts arranged according to Provinces.

Provinces.	Acreeage.	Purchase-money.
	A. R. P.	£ s. d.
Leinster,	31,012 0 34	222,385 0 0
Munster,	54,342 0 9	362,399 12 6
Ulster,	7,385 0 2	55,922 0 0
Connaught,	310,326 2 9	455,420 0 0
Total,	403,065 3 14	1,100,126 12 6

TABLE IV.

Showing the Localities from whence the Purchase-money came.

No. of Purchasers.	Purchase-money	No. of Purchasers.	Purchase-money.
	£ s. d.		£ s. d.
58 From London and its vicinity, . .	720,641 19 2	<i>Brought forward,</i>	925,533 12 6
11 Lancashire,* . .	56,526 13 4	1 From Oxfordshire, .	6,280 0 0
1 Buckinghamshire	1,220 0 0	1 Pembrokeshire, .	3,820 0 0
4 Cheshire, . . .	53,205 0 0	1 Suffolk,	5,730 0 0
1 Derbyshire, . .	2,525 0 0	1 Shropshire, . . .	7,690 0 0
5 Devonshire, . .	14,445 0 0	1 Sussex,	7,610 0 0
1 Durham,	7,750 0 0	3 Staffordshire, . .	57,450 0 0
1 Gloucestershire,	11,830 0 0	1 Somersetshire, . .	2,550 0 0
2 Hampshire, . .	24,400 0 0	1 Warwickshire, . .	5,750 0 0
1 Hertfordshire, .	11,000 0 0	2 Yorkshire,	3,517 0 0
3 Lincolnshire, . .	5,490 0 0	8 Scotland,	46,220 0 0
1 Norfolk,	16,500 0 0	1 Calcutta,	24,250 0 0
<i>Carried forward,</i>	925,533 12 6	3 Isle of Man, . . .	1,406 0 0
		1 America,	2,320 0 0
		<i>Total,</i>	1100126 12 6

* Including 39,276*l.* 13*s.* 4*d.* from Liverpool and Birkenhead.

TABLE V.

Showing the Number and comparative Amounts of English and Scotch Purchasers.

1,000 <i>l.</i> and under.	1,000 <i>l.</i> to 2,000 <i>l.</i>	2,000 <i>l.</i> to 5,000 <i>l.</i>	5,000 <i>l.</i> to 10,000 <i>l.</i>	10,000 <i>l.</i> to 20,000 <i>l.</i>	20,000 <i>l.</i> and upwards.	Total.
24	18	26	21	13	12	114

Of these one purchaser was from Calcutta, amount £24,250; three from the Isle of Man, all under £1,200;

and eight from Scotland, viz., one between £2,000 and £5,000, and seven between £5,000 and 10,000; of the eight purchasers from Scotland, two were gentry, and six were farmers.

TABLE VI.

Showing (as accurately as can be ascertained) the Classification of these Purchasers.

Gentry, including eight titled Persons.	Manufacturers and Merchants, including eight Firms.	Insurance and Land Companies.	Farmers.	Total.
52	36	6	20	114

TOTAL SALES EFFECTED UNDER THE COURT.

Total number of acres, 1,293,573A. 2R. 23P.
 Amount, £7,215,003 10s. 1d.

NOTE II.

POOR RATES.

To come to facts connected with this subject, I have taken the public notice of rates struck in four Unions, by chance, out of a newspaper before

me, giving each Electoral Division, to show what is the real state of the case. I am quite ready to prove that there are as many below these as there are above.

These rates were made within the last few months.

CASTLEREA UNION.

Electoral Division.	Rate per £1.	
	s.	d.
Artagh North,	0	7
Artagh South,	0	5
Ballaghadereen,	0	9
Bloonfower,	0	9
Ballinlough,	0	8
Ballintubber,	0	9
Baslick,	1	7
Ballinagare,	0	7
Buckhill,	0	9
Carrowduff,	0	7
Castleplunket,	0	7
Castleteheen,	0	6
Castlereas,	1	2
Coolougher,	0	11
Edmonstown,	0	8
Fairymount,	1	0
Frenchpark,	0	4
Kiltullagh,	0	11
Loughlynn,	0	10

DONEGAL UNION.

Electoral Division.	Rate per £1.	
	s.	d.
Ballintra,	1	6
Binbane,	1	3
Bonnyglen,	—	
Corkermore,	3	0
Clogher,	2	0
Donegal,	2	2
Dunkinneely,	3	2
Eanymore,	3	0
Grousehall,	1	2
Haugh,	2	0
Inver,	3	6
Lougheaske,	1	6
Laghey,	2	2
Mountcharles,	3	6
Pettigo,	1	10
Tawnhawully,	2	4
Templecarne,	1	8
Tullynaught,	1	6

LETTERKENNY UNION.

Electoral Division.	Rate per £1.	
	s.	d.
Castlewray,	0	8½
Magherabuoy,	0	8½
Kincraigy,	0	8½
Manorcunningham,	0	10½
Seacor,	1	3½
Templedouglas,	1	5½
Edenecarnan,	1	0½

LETTERKENNY UNION—*continued.*

Electoral Division.	Rate per £1.	
	s.	d.
Gortnavern,	0	9½
Churchhill,	1	7½
Gartan,	2	3½
Ballymacool,	0	4½
Killymasney,	4	9
Coravaddy,	0	10¼
Letterkenny,	1	0¾

SOUTH DUBLIN UNION.

Electoral Division.	Rate per £1.	
	s.	d.
Donnybrook,	0	4
Rathmines,	0	4
Rathfarnham,	0	5
Whitechurch,	0	5
Tallaght,	0	6
Clondalkin,	0	5
Palmerstown,	0	5

From my knowledge of the country, I would undertake to lower the highest rate struck, after a few years, to sixpence in the pound, in an electoral division in which I purchased property. If the estate is of any extent, you have ample power, now the population is so much reduced, to lower the rates.

The following are the poor rates on properties I happen to know something of in different counties:—

Dublin (County),	5 <i>d.</i> , 6 <i>d.</i> , 6½ <i>d.</i> , 7 <i>d.</i>
Meath,	1 <i>s.</i> , 1 <i>s.</i> 6 <i>d.</i>
Wicklow,	1 <i>s.</i> , 1 <i>s.</i> 6 <i>d.</i>
Wexford,	5 <i>d.</i>
Waterford,	6 <i>d.</i> , 2 <i>s.</i> 9 <i>d.</i>
Kildare,	1 <i>s.</i> , 2 <i>s.</i> , 1 <i>s.</i> 9 <i>d.</i>
Carlow,	2 <i>s.</i> 2½ <i>d.</i> , 2 <i>s.</i> 3 <i>d.</i>
Kilkenny,	2 <i>s.</i> 6 <i>d.</i> , 2 <i>s.</i> 7½ <i>d.</i> , 1 <i>s.</i> 4 <i>d.</i> , 2 <i>s.</i> 3 <i>d.</i> , 1 <i>s.</i> 8 <i>d.</i>
Queen's County,	6 <i>d.</i> , 1 <i>s.</i> 2 <i>d.</i>
King's County,	1 <i>s.</i> 4½ <i>d.</i> , 4 <i>d.</i> , 4 <i>d.</i> , 4 <i>d.</i>
Tipperary,	2 <i>s.</i> 4 <i>d.</i> , 2 <i>s.</i> 3 <i>d.</i> , 2 <i>s.</i> 8½ <i>d.</i> , 3 <i>s.</i> 4 <i>d.</i> , 3 <i>s.</i> 9 <i>d.</i>
Cork,	1 <i>s.</i> , 8 <i>d.</i> , 2 <i>s.</i> , 6 <i>d.</i> , 1 <i>s.</i> , 7 <i>d.</i> , 9 <i>d.</i>
Kerry,	3 <i>s.</i> , 3 <i>s.</i>
Clare,	4 <i>s.</i> 8 <i>d.</i> , 6 <i>s.</i> , 4 <i>s.</i> , 3 <i>s.</i> 4 <i>d.</i>
Westmeath,	11 <i>d.</i> , 9½ <i>d.</i> , 1 <i>s.</i> 2 <i>d.</i>
Longford,	2 <i>s.</i> , 10 <i>d.</i> , 6 <i>s.</i> , 10 <i>d.</i>
Galway,	4 <i>s.</i> 6 <i>d.</i> , 2 <i>s.</i> 1½ <i>d.</i> , 1 <i>s.</i> 6 <i>d.</i> , 5 <i>s.</i> , 2 <i>s.</i> 9 <i>d.</i>
Mayo,	5 <i>s.</i> , 5 <i>s.</i> , 5 <i>s.</i> , 1 <i>s.</i> 10 <i>d.</i>
Cavan,	1 <i>s.</i> 4 <i>d.</i> , 2 <i>s.</i> , 1 <i>s.</i> 8 <i>d.</i>
Down,	7½ <i>d.</i> , 10½ <i>d.</i>
Donegal,	1 <i>s.</i> 8 <i>d.</i>
Tyrone,	7½ <i>d.</i> , 2 <i>s.</i> 1 <i>d.</i>

These rates are yearly decreasing, and are struck, in most cases, twice every two years.

The number of Electoral Divisions in Ireland is now 3,439, with an average of about 6,000 acres to each.

NOTE III.

CHARACTER OF THE IRISH FOR INDUSTRY.

THE following extract from Mr. Pim's work will show that the Irish are not incapable of improvement, either owing to their religion or their race:—

“The people of Ireland have been accused of idleness and improvidence. These vices are attributed by many to the prevalent creed; and their supineness and want of industry are laid at the door of their religion. Others speak of them as the inherent characteristics of the Celtic race. By the first, they are looked upon as almost incurable, while the religious belief of the people is unchanged. If the opinion of the latter be correct, the case must be considered hopeless, as it is evident no change of race can take place. The carefully irrigated and fertile plains of Lombardy; the high cultivation of the vale of the Arno, densely peopled with industrious, contented, and thriving inhabitants; and the skill and industry which maintain the agriculture of Flanders among the first in Europe,—an example worthy of imitation by Protestant England,—may well prove that their religion offers no insuperable barrier; and

that if the inhabitants of some of the Roman Catholic states of Europe are less industrious than their Protestant neighbours, we must look to something else than their creed for a sufficient explanation of the cause. The inferiority of the Celtic race is a gratuitous assumption, not easy of proof; but even if this be admitted, those who on that account consider the Irish as unimprovable forget the great admixture of races which has taken place in this country. Most of the maritime cities were Danish colonies. A large proportion of the Norman or early English settlers intermarried with the original inhabitants, and their descendants, having remained Roman Catholics, are now considered as mere Irish. There is now no apparent distinction between a Fitzgerald, a Burke, a Grace, or a Lacy, and the purest Milesian family.

“It is sufficient, as respects these charges, to say that they are useless taunts; that it is impracticable, under present circumstances, to change either the people themselves or their religion; that being in the country, they must be taken for better for worse; and that fair means, the removal of impolitic restrictions, and the extended influence of education, are more likely to improve them than the rough usage which has been already tried, or

the injurious language which is now too often used. But the subject is worthy of closer examination. We see that Irishmen succeed in America. Why do they not thrive at home? In America they are certainly on a level with all their neighbours; they have a fair field and no favour; and there they are industrious, and reap the fruits of their industry, in the acquisition of property and the respect of their fellow-citizens. Here the labourer earns a bare subsistence, by precarious employment at low wages, with but little hope of improvement, and consequently but little stimulus to exertion. When he crosses the Atlantic, the improved chances of success arouse his energy, he assumes a new character, he feels the necessity of exertion, and proves himself equal to his new position.

“ It has been asserted that even in America the Irish are to be known by their idleness, their want of cleanliness, and their improvident habits. It is true, there are many who never rise out of the faults of early life; but that these are exceptional cases, that the great majority are industrious and saving, is proved by the amount of remittances in sums, small in themselves, but large in the aggregate, made by Irish emigrants to their friends and

relatives at home. A correspondent of the writer's has informed him, that, having made inquiry from the various banking-houses in that city and in Philadelphia and Baltimore, he found that the remittances by small orders from £1 to £10, made by Irish emigrants to their friends in Ireland, in the year 1846, amounted in all to 1,000,000 dollars, or £200,000 sterling. These remittances, coming from working men and women depending upon their daily labour for support, prove at the same time their industry, their economy, and that love of kindred which absence and distance cannot efface. Many of those remittances are sent to enable a relative to follow in the same path, to a land where industry has free scope and a sure reward. The husband sends home the means which may enable his wife and children to follow him; the child sends for his parent, or the brother for his sister; and in this manner many whole families have gone, one after the other, to seek a new home in the West.

“The writer is far from denying the influence of national character, and the hereditary transmission of peculiar qualities in the various families of man; and it must be admitted that we do not possess the same patient and persevering industry

which so eminently distinguishes the people of England. Neither is he disposed to deny the influence of religion on the temporal well-being of mankind ; but, on the contrary, to assert its paramount importance ; and that, so far as Christian principle prevails and influences the heart, by whatever name we may be called, it brings out those virtues which constitute a good citizen, and promote the welfare of society.”

NOTE IV.

FOOD OF THE IRISH.

“THE Irish peasant made up for the deficiency of nutritive qualities in the potato by the quantity he ate, amounting generally to as much as fourteen pounds in a single day ; and it was therefore a general complaint at first that the Indian corn left an uneasy sensation, arising from the absence of the habitual distention of the organs of digestion. The half-raw state in which it was often eaten, arising partly from ignorance of the proper mode of cooking it, and partly from impatience to satisfy the cravings of hunger, also concurred, with the previous debilitated state of

the people, to produce sickness when it was first introduced. All this, however, has been got over, and the people have now not only become accustomed to the use of a grain food, but they prefer it, and declare that they feel stronger and more equal to hard work under the influence of a meal of stirabout than of potatoes; and their improved appearance fully bears out this conclusion. One main cause of the fact, which has been so often remarked, that the Irishman works better out of Ireland than in it, is, that when he leaves his native country and obtains regular employment elsewhere, he commences at the same time a more strengthening diet than the potato. It is commonly observed in Canada that the Irish emigrants, although a much larger race of men than the French Canadians, are, for some time after their arrival, inferior to them as farm labourers; and this difference is attributed to their food. The Canadian labourer, who receives his food as part of his hire, has an ample breakfast on bread and milk. He dines at mid-day on *soupe aux poix*, with a full quantity of salt pork and bread à discrétion. At four o'clock he is allowed a luncheon of bread and onions, and at night he has a ragout of meat and vegetables for his supper. He, how-

ever, works laboriously, and generally from sunrise to sunset, and is scarcely ever absent a day from his work. An Irishman cannot endure this continuous labour without better food than the potato; and in every way it is desirable to teach him the use of a more substantial diet, both to enable him to give a proper amount of labour for his hire, and in order to raise him to a higher standard as a social being. We shall not consider the object finally accomplished until the people of Ireland live upon a bread and meat diet, like those of the best parts of England and Scotland.

“An officer of the Board of Works, observing the emaciated condition of the labourers, reported that, as an engineer, he was ashamed of allotting so little task-work for a day's wages, while, as a man, he was ashamed of requiring so much. In some districts proof of attendance was obliged to be considered sufficient to entitle the labourer to his wages. The exhausted state of the workmen was one main cause of the small quantity of work done compared with the money expended. The Irish peasant had been accustomed to remain at home, cowering over his turf fire, during the inclement season of the year, and exposure to the cold and rain on the roads, without sufficient food

or clothing, greatly contributed to the prevailing sickness. In order to obviate this as far as possible, a Circular Letter was issued by the Board of Works (1st series of 1847, page 499), directing that, in case of snow or heavy rain, the labourers should merely attend roll-call in the morning, and be entered on the pay-list for half a day's pay; and if it afterwards became fine, they were to come to work, which would entitle them to a further allowance."—" *The Irish Crisis*," by Sir C. Trevelyan.

NOTE V.

ORIGIN OF AGRARIAN DISTURBANCES.

"THE Encyclopædia Britannica thus described the origin of those bands of Whiteboys, Oakboys, and Steelboys, connected with agrarian disturbances in the south and north of Ireland, soon after the accession of George III., in the year 1760:—

“ ‘ A foreign demand for beef and butter having become uncommonly great, by reason of a violent cattle distemper in England and on the Continent, ground appropriated to grazing became more valuable than that employed in tillage. The cottiers were everywhere dispossessed of their holdings,

which the landlords let to persons who could afford to pay a higher rent. Whole baronies were now laid open to pasturage, whilst the former inhabitants were driven desperate by want of subsistence. Numbers fled to the large cities, or emigrated to foreign countries.

“ ‘The people, covered with white shirts, assembled in parties at night, turned up the ground, destroyed bullocks, levelled enclosures, and committed other acts of violence. These unavailing efforts were construed into a plot against the Government. Numbers of the rioters were apprehended in the counties of Limerick, Cork, and Tipperary, and some of them were condemned and executed. In different places these unhappy wretches, instead of being looked upon as objects of compassion, were persecuted with the utmost rigour of the law.’ ”

“ ‘The following is the result of an experiment made about the same period with Irish tenants:—

“ ‘Sir William Osborne, who resides near Clonmel, in the county of Tipperary, has made a mountain improvement which demands particular attention, being upon a principle very different from common ones.

“ ‘Twelve years ago he met with a hearty-look-

ing fellow of forty, followed by a wife and six children in rags, who begged. Sir William questioned him, upon the scandal of a man in full health and vigour supporting himself in such a manner. The man said he could get no work. "Come along with me, and I will show you a spot of land on which I will build a cabin for you; and if you like it, you shall fix there." The fellow followed Sir William, who was as good as his word. He built him a cabin; gave him five acres of a heathy mountain; lent him £4 to stock with; and gave him, when he had prepared his ground, as much lime as he would come for. The fellow flourished; he went on gradually; repaid the £4; and he has at present twelve acres under cultivation. His name is John Conory.

"The success which attended this man in two or three years, brought others who applied for land, and Sir William gave them as they applied. In this manner he has fixed twenty-two families, who are all upon the improving hand, the meanest growing richer; and they find themselves so well off that no consideration will induce them to work for others, not even in harvest. Their industry has no bounds, nor is the day long enough for the revolution of their incessant labour. He has in-

formed them that they will be charged something for the land, and has desired that each will mark out what he wishes to have. They have accordingly run divisions, and some have taken pieces of thirty to forty acres; a strong proof that they find their husbandry beneficial and profitable. He has little doubt but they will take among them the whole mountain, which consists of 900 acres. He has great reason to believe that nine-tenths of them were Whiteboys, but are now of principles and practice exceedingly different from the miscreants who bear that name. This shows that the villany of the greatest miscreants is all in situation and circumstance. Employ—don't hang them. Let it not be in the slavery of the cottier system, in which industry never meets its reward; but, by giving property, teach the value of it. By giving them the fruit of their labour, teach them to be laborious.' '*

“It is a remarkable testimony to the improvement effected by such works in the social habits of the people, that the district between the Shannon and the Blackwater, which was opened in four directions by the roads executed by Mr. Grif-

* A. Young's "Tour in Ireland," vol. i. pp. 170-173.

fith, although formerly the seat of the Desmond Rebellion, and subsequently, in the year 1821, the asylum for Whiteboys and the focus of the Whiteboy warfare, during which time four regiments were required to repress outrage, became perfectly tranquil, and continued so up to the commencement of the late calamity."

NOTE VI.

THE LANDLORD DOES NOTHING.

Extracted from Report of Commissioners on Occupation of Land in Ireland.—Par. Rep., 1845, vol. xix. page 26.

"It is well known that in England and Scotland, before a landlord offers a farm for letting, he finds it necessary to provide a suitable farmhouse, with necessary farm-buildings, for the proper management of the farm. He puts the gates and fences into good order, and he also takes upon himself a great part of the burden of keeping the buildings in repair during the term; and the rent is fixed with reference to this state of things. Such, at least, is generally the case, although special contracts may occasionally be made, varying the arrangement between landlord and tenant.

“In Ireland the case is wholly different. The smallness of the farms, as they are usually let, together with other circumstances, to which it is not necessary to advert, render the introduction of the English system extremely difficult, and in many cases impracticable.

“It is admitted on all hands that, according to the general practice in Ireland, the landlord builds neither dwelling-house nor farm-offices, nor puts fences, gates, &c., into good order, before he lets his land to a tenant.

“The cases in which a landlord does any of those things are the exceptions. The system, however, of giving aid in these matters is becoming more prevalent. In most cases, whatever is done in the way of building or fencing is done by the tenant, and in the ordinary language of the country, dwelling-houses, farm-buildings, and even the making of fences, are described by the general word ‘improvements,’ which is thus employed to denote the necessary adjuncts to a farm, without which, in England or Scotland, no tenant would be found to rent it.”

“By neglecting their estates, and omitting to construct proper farm-buildings, and to make other necessary improvements, Irish landlords re-

linquish their position in rural society, and give free scope to the agrarian revolutionary plans which, under the disguise of 'fixity of tenure' and 'tenant right,' would dispossess the landlord, without conferring any permanent benefit on the tenant. In the smaller class of holdings, the entire gross produce is insufficient to support a family, without allowing for either rent, seed, or taxes; and even supposing that, with the dangerous help of the potato, eked out by harvest-work and begging, a rent is paid, the tendency to multiply and subdivide is so strong, that if the whole rent were given up, the holders would become, in a generation or two, much more numerous and equally poor. The fact is, that the main hope of extrication from the slough of despond in which the small holders in the centre and west of Ireland are at present sunk, is from the enterprise, and capital, and improved husbandry of the class of owners commonly known by the name of landlords."

NOTE VII.

GOVERNMENT MONEY ADVANCED.

MONEY advanced by the Board of Works for the improvement of landed property, may be applied as follows :—

“ 1. The drainage of lands by any means which may be approved by the Commissioners.

“ 2. The subsoiling, trenching, or otherwise deepening and improving the soil of lands.

“ 3. The irrigation or warping of lands.

“ 4. The embankment of lands from the sea, or tidal waters, or rivers.

“ 5. The enclosing, or fencing, or improving the fences, drains, streams, or water-courses of land.

“ 6. The reclamation of waste or other land.

“ 7. The making of farm roads.

“ 8. The clearing land of rocks and stones.

“ 9. Now also for farm-buildings.”

NOTE VIII.

FORTY-SHILLING FREEHOLDERS.

THE subdivision of land will be accounted for in a great measure by the following :—

“ A lease for lives of a house or land, in which

the lessee had an interest worth forty shillings a-year, called 'a forty-shilling freehold,' entitled the holder to a vote. This low franchise induced the landed proprietors to divide their estates into many small holdings, for the purpose of increasing their influence at elections. A numerous tenantry, having the right to vote, and being practically obliged to exercise that right at the dictation of their landlords, was highly prized. This had a most injurious effect in many parts of Ireland, cutting up the land into those small farms which are now justly complained of, and producing a great increase of population, without a corresponding increase of the means of support. When the Emancipation Act was passed in 1829, the forty-shilling freeholders were disfranchised, and being no longer of use to their landlords, every means has since been employed to get rid of them."

NOTE IX.

ENGLISH LADIES THE CAUSE OF ESTATES NOT BEING BOUGHT.

STRANGE as it may seem, I think there is no doubt but that the ladies of England are, in a great measure, the cause of the non-investment of

English capital in Ireland. An extract from a letter, received this morning, will illustrate this:—

“DEAR SIR,—I am obliged by your letter of the 21st instant. I find that I stand alone in my wish to purchase land in Ireland with a view to reside upon it, and that I should seriously compromise my domestic comfort if I persisted in the design. I have therefore abandoned it; and I may add, that I have strong objections to becoming a non-resident proprietor. Were it otherwise, I should not be deterred by the frequency of agrarian outrage and murder in Ireland. They generally spring from some strong-handed interference with long-established customs, or harsh, evictive proceedings at law, which excite the vengeance of an ignorant, impulsive, and almost despairing peasantry. Even measures prompted by kind feeling, and a wish to improve and benefit, may be made obnoxious from the way in which they are forced on against ancient habits and prejudice. I would never *insist* on the immediate adoption of my own views, however much I might desire it; but would rather *suggest* them, and wait their gradual development. I am hopeful for Ireland; and were I not bound to consult and respect the feelings and wishes of those most

closely united to me, I would gladly and unhesitatingly settle there, as I am convinced that a judicious investment in land there is about the very best that can be made at the present time."

Spenser wrote the following in 1596 :—

" And sure it is yet a most beautiful and sweet country, as any is under heaven ; being stored throughout with many goodly rivers, replenished with all sorts of fish most abundantly ; sprinkled with many very sweet islands and goodly lakes, like little inland seas, that will carry even shippes upon their waters ; adorned with goodly woods, even fit for building of houses and shippes, so commodiously, as that if some Princes in the world had them, they would soon hope to be lords of all the seas, and ere long of all the world ; also full of very good ports and havens opening upon England, as inviting us to come unto them, to see what excellent commodities that country can afford ; besides the soil itself most fertile, fit to yield all kind of fruit that shall be committed thereunto. And lastly, the Heavens most mild and temperate, though somewhat more moist in the parts towards the west."*

* "View of Ireland," written in 1596, by Edmund Spenser.

NOTE X.

MR. BEALE BROWNE'S LETTER.

I HAVE just received the following from a gentleman well known in the agricultural world, and one of the most active magistrates for Gloucestershire, T. B. Browne, Esq., of Hampen, near Andoversford. It will show, that if persons look into the state of Ireland they do not think so badly of it. Mr. Browne has just made an offer for an estate in Tipperary, upon which, I am sure, he will do an immense amount of good, and get a clear 5 per cent. for his money, and have his estate nearly doubled in value in a few years :—

“MY DEAR SIR,—I cannot give you a greater proof of my opinion being in favour of investing money in Ireland than in purchasing property there ; indeed, after passing through the greater part of Ireland, I came to this conclusion :—There may be some evil influence at work in some places, but it appears to me want of employment is the great evil, and especially the non-employment of the small tenants in draining, &c., on the estates in which they reside, which would add to the landlords' capital, and place them in a position

which they deserve. Employment seems to me the best security for life and property; and there is no estate I have seen but all the surplus labour might be profitably employed, and then the poor-rates would become a mere trifle.

“ Believe me yours very truly,

“ T. B. BROWNE.

“ *To Wm. Bullock Webster, Esq.*”

NOTE XI.

COMMUNICATION WITH IRELAND.

VIA Holyhead—Sea Passage, $4\frac{1}{2}$ hours. Three communications to and from Ireland on every week-day; two on Sundays. London to Dublin, $13\frac{1}{2}$ hours; to Cork, $21\frac{1}{2}$; Limerick or Galway, 20; Belfast, 23; Manchester or Liverpool to Dublin, 9; Warrington, $8\frac{1}{4}$; Birmingham, $10\frac{1}{4}$; Leeds or Sheffield, 13; Bristol, $15\frac{1}{4}$.

F A R E S.

Including Sea-passage Money between Kingstown and Holyhead, either by the Boats of the Chester and Holyhead Railway, or of the City of Dublin Steam Packet Company.

TO OR FROM	LONDON.			
	Single Fares.		Return Tickets.	
	Class 1.	Class 2.	Class 1.	Class 2.
	S. D.	S. D.	S. D.	S. D.
Kingstown Harbour,	60 0	40 0	90 0	60 0
Cork,	75 0	52 0	105 0	80 0
Limerick or Clonmel,	75 0	52 0	105 0	80 0
Kilkenny,	70 0	48 0	105 0	72 0
Galway,	76 0	54 0	115 0	80 0
Ballinasloe,	73 0	51 0	110 0	77 0
Athlone,	71 0	49 0	105 0	75 0
Mullingar,	68 0	46 0	100 0	70 0
Belfast,	70 0	50 0	105 0	75 0
Newry or Dundalk,	65 0	46 0	97 0	69 0

These Tickets are available for 14 days.

	Class 1.			Class. 2.		
	£	s.	D.	£	s.	D.
London (Euston Station),	6	10	0	5	5	0
Edinburgh, Glasgow, Hull, Bristol, Carlisle, Oxford,	6	6	0	5	5	0
Worcester, Cheltenham, Gloucester, Birmingham, Rugby, Leamington, Co- ventry, Lincoln,	5	15	0	4	15	0
Wolverhampton, Huddersfield, Leeds, Sheffield, Derby,	5	5	0	4	5	0
Manchester, Warrington, Stoke, Mac- clesfield,	5	0	0	4	5	0
Liverpool, Chester,	4	4	0	3	10	0
	4	0	0	3	5	0

These Tickets (which in no case are transferable) will be available for one month from the date of issue.

NOTE XII.

MEANING OF IRISH NAMES.

AGH, a field.

ANAGH, or ANA, a river.

ARCH, a high place or rising ground.

ATH, a ford.

AWIN, a river.

BALLY, or BALLIN, a town or enclosed place of habitation.

BAN, or BANE, white or fair.

BEG, little.

BEN, the summit of a mountain, generally an abrupt head.

BUN, a bottom, a foundation or root.

CAR, or CAHIR, a city.

CARRICK, CARRIG, CARROW, a rock or stony place.

CORK, CORRAGH, a marsh or swampy ground.

CLARA, a plain.

CROAGH, CROGHAN, a sharp-pointed hill, resembling a rick.

CLOG, CLOUGH, a great stone.

CURRAGH, a marshy or fenny plain.

CLON, a glade or level pasture ground.

COL, CUL, a corner.

DERRY, a clear, dry spot in the midst of a woody swamp.

DON, a height or fastness, a fortress.

DONAGH, a church.

DRAUN, a high, narrow ridge of hills.

INCH, INIS, an island.

KEN, a head.

KILL, a church or cemetery.

KNOCK, a single hill or a hillock.

LICK, a flat stone.

LOUGH, a lake or a pool.

MAGH, a plain.

MAIN, a collection of hillocks.

MORE, large or great.

RATH, a mount or entrenchment, a barrow.

ROSS, a point of land projecting into water.

SHAN, old.

SLIEBH, a range of mountain, a hill covered with heath.

TACK, a house.

TEMPLE, a church.

TOM, TOOM, a bush.

TRA, a strand.

TOBAR, TUBBER, a well or spring.

TULLAGH, a gentle hill or common.

TULLY, a place subject to floods.

NOTE XIII.

INVESTMENT OF TRUST-MONEY IN IRELAND.

IMPORTANT ACT.—Few are aware, I believe, of a most important Act of Parliament, which gives power to trustees to invest money in Ireland, although England and Wales only are expressly named :—

“ Trustees authorized to lend money on real securities in Great Britain, may lend same on real securities, in Ireland, as if expressly authorized by trust to do so, provided the deed creating such trust shall not contain any express restriction against the investment of such money on security in Ireland.”—4 and 5 Will. IV., cap. 29.

NOTE XIV.

RUNDALE, A KIND OF TENURE BY WHICH A PERSON HOLDS A FARM IN COMMON WITH SEVERAL OTHERS.

“ In the flourishing islands of Guernsey and Jersey, corn-rents of fixed amount are charged upon the same farm one after another, like the coats of an onion ; but the lowest holder, who is the party really interested in the improvement of

the property, has every requisite security that he will enjoy the whole profit of any outlay he may make, and the most essential part of the benefit of ownership is thus obtained. In Mayo and other western counties the old barbarous Irish tenure called *Rundale* (Scotch *runrigg*), still prevails, which stops short of the institution of individual property, and by making the industrious and thriving responsible for the short-comings of the idle and improvident, effectually destroys the spring of all improvement. The cessation of this antiquated system is an indispensable preliminary to any progress being made in the localities where it exists; but this improvement may be effected by the landlords without any change in the law.”
—*The Irish Crisis*, by Sir C. Trevelyan.

NOTE XV.

ESTATES IN COURT OF CHANCERY.

“THE following Table gives the leading particulars relating to the estates under the management of the Courts in Ireland during the years 1831, 1832, and 1833:—

COURT OF CHANCERY.										
	No. of Causes.	Rental of Estates.			Arrears of Rent.					
					When Receiver was appointed.		When Receiver last accounted.			
		£	s.	d.	£	s.	d.	£	s.	d.
1841	698	598,635	13	10 $\frac{3}{4}$	39,358	16	4 $\frac{1}{2}$	347,226	14	10
1842	595	548,783	12	9	3,105	0	10	299,554	10	8
1843	764	563,022	2	4	39,265	13	1	290,292	4	10
Average of three Years.	} 686	570,147	2	11 $\frac{3}{4}$	27,243	3	5	312,357	16	10

COURT OF EXCHEQUER.										
From 1836 to 1843 inclusive.	} 316	132,675	2	3	56,163	6	6	87,849	0	11 $\frac{1}{4}$

NOTE XVI.

FARMS.

THERE is scarcely a county in Ireland where there are not some few good farms to let, varying in size from 100 to 2000 acres. The rents are fair, and the landlords inclined to do what may be required for a good tenant. I could point out where there are many farms let to Scotchmen, who are doing well.

NOTE XVII.

RELATIVE QUANTITY AND VALUE OF ENGLISH, SCOTCH,
AND IRISH ACRES.

ONE Irish acre is equal to one acre, two roods, nineteen poles, and five yards, statute measure; and in Scottish measure, it is equal to one acre, one rood, five poles and eight yards. Twenty shillings the Irish acre would be twelve shillings and fourpence the English, and fifteen shillings and eightpence the Scotch acre.

NOTE XVIII.

EXTRACT FROM A LETTER FROM LORD CLARENDON.

“DESIROUS though I am, however, that capital should be thus employed, nothing would induce me to recommend it if I did not conscientiously believe that the investment would be remunerative; as it would be worse than useless to expend large sums of money without a fair prospect of return, and if those prospects were not realized, all such speculations must cease for the future. But upon this point I entertain no doubt; for if good land is to be bought at a cheap rate, if secure ti-

tles can be obtained at small expense, and if capital is available for improving the soil, and rendering it productive, such an investment cannot fail to be profitable; and it is under these circumstances, when the Incumbered Estates Bill is passed, that purchasers may come into the market. The moment, too, is eminently propitious for the undertaking, because political excitement is at an end; agrarian outrage, consequent upon the competition for land, is now very rare; and the only anxiety of the people is to obtain employment, or the means of emigrating. But with respect to the latter, encouragement could not be given as a general rule, nor without due inquiry; and I was glad to observe that such appeared to be the opinion of the meeting at the Mansion House; for although there are districts where, owing to the minute subdivision of land and other circumstances, the population has manifestly become redundant, and cannot, in the absence of the potato, find the means of subsistence, emigration is most desirable: yet there are others, where emigration is, at this moment, looked upon as the only remedy for existing distress, but in which there are actually not able-bodied men enough for the cultivation of the soil, under a proper system of agriculture. And it is a mistake to

suppose that the Irish people will not work. They are both willing and desirous to work, and, when in regular employment, are always peaceable and orderly; and as they have lost their confidence in the potatoes, there will not now be the same difficulty, as in former times, in inducing the occupant of three or four acres of land to become a labourer for money wages punctually paid; on the contrary, there is every reason to think that they would greatly prefer it. I may add, too, that the tenant-farmers now no longer adhere to their old and vicious system of cultivation, but are eager to learn, and are grateful for instruction.

“In short, from a concurrence of circumstances, I do not think there is any country in the world where change would be so beneficially and speedily effected as in Ireland, by the judicious application of capital; while ordinary attention to the comforts of the people, and the improvement of their habits, would produce contentment and confidence, and render the appeals of selfish agitators innocuous.”

NOTE XIX.

ON THE GEOLOGICAL MAP.

THE GRANITE formations in Ireland extend in the S.E. from Dublin to near New Ross; in Down and Armagh, to the north of Dundalk; a portion of Donegal; and to the S.W. of Galway, with outcrops in Mayo, &c.

Granite being composed of three materials,—quartz, mica, and felspar, and again, these composed of others, containing silica, alumina, potash, soda, &c., &c., the value of a soil depends, in a great measure, upon the kind of granite from which it is decomposed. Near Dublin the granite, containing large quantities of silica, makes very good building stone, but does not easily crumble into a good soil. The Wexford end of the range is composed more of the other ingredients, and makes a better soil.

As the whole of the island of Guernsey is on the granite, and the land turns out most productive, we may, I think, with some confidence commence the improvement of granite soils, where the depth is favourable, and does not contain too much silica.

It must be remembered that the greater portion of this formation is in a mountainous country.

The MICA SLATE, the greater part of which is found in Donegal, Derry, Tyrone, and Londonderry, again in Mayo and Galway, prevails in many of the mountain ranges.

Mica slate contains silica, alumina, iron, magnesia, and potash.

The mica slate does not easily decompose, and the country where it makes its appearance looks rugged, uneven, and wild. Where the greenstone joins it a better soil is found. Tin and copper are found in this formation. Where the limestone joins this formation the soil is often very good.

The LOWER CLAY SLATE, found so extensively in Cavan, Armagh, Wicklow, and Wexford, contains soils of great variety; the fertility depending on elevation, depth of soil, and, more particularly, whether the under beds lie horizontally or not; if perpendicular, the land is seldom good. The most productive soils are those where the strata are inclined, and the edges covered with a deep loam. No soil is more grateful for lime than this; and the Wexford farmers have shown that the finest crops may be grown on it. The analyses of the Wexford clay-slate, by Antisell, is as follows. In 100 parts:—

Silica,	68·0
Alumina,	14·0
Oxide of iron,	7·0
Carbonate of lime,	1·2
Traces of magnesia, &c., alkaline chlorides, and sulphates,	3·0
Organic matter, water, &c.	6·8
	<hr/>
	100·0

UPPER CLAY SLATE. Found in Kerry and Cork ; has an irregular, broken, hilly surface. Few soils pay better for improvement by draining and lime, that is, if you have depth to work upon. The clay-slate beds are like those found in Monmouth, Gloucestershire, and South Wales. Few countries are so rich in metals: copper, grey ore of antimony, lead, manganese, arsenic ore, &c., &c.

OLD RED SANDSTONE, found so abundantly in Cork, is similar to the greater portion of the land in Devonshire and Herefordshire,—a very fine soil in most places.

Silica is the chief mineral substance, but, being finely divided, the earth is easily worked, allowing the passage of air, water, and the influence of the sun's rays. It is found to be both good dairy and corn land.

COAL formations, found, as will be seen by the map, dispersed through many counties, particularly in the north of Kerry and Clare, are in a great measure covered with bog; but it will be found, upon examining the best portion of the cultivated land on this formation, that abundant crops of all kinds can be grown to advantage.

LIMESTONE. The greater portion of Ireland will be found resting on this formation, being two-thirds of the country, a part of which is covered with the calp or black argillaceous limestone, the composition of which is—

Silica,	.	.	.	.	.	.	18·0
Carbonate of lime,	.	.	.	.	.	.	68·0
Alumina,	.	.	.	.	.	.	7·5
Oxide of iron,	.	.	.	.	.	.	2·0
Carbon and bitumen,	.	.	.	.	.	.	3·0
Water,	.	.	.	.	.	.	1·5
							<hr/>
							100·0

Limestone from Philipstown, Antisell makes—

Carbonate of lime,	.	.	.	.	.	91·49
Silica,	.	.	.	.	.	5·50
Alumina and iron,	.	.	.	.	.	·70
Sulphuric acid,	.	.	.	.	.	1·72
Loss,	.	.	.	.	.	·59
						<hr/>
						100·0

The deep soils of this formation are better than almost any in England or Scotland, and I have convinced myself that, when drained where they require it, and well farmed, they will be found the best paying land in Ireland, one great advantage being, that they have a natural tendency to go to good grass. Although much superior land is found on this formation, there are many thousand acres of, to all appearance, a poor, rocky country; but even here the grass that does grow between the rocks is of so good a quality that it makes fine sheep-walks. Again, the greater portion of the bog lands are on this formation, which gives the country a desolate appearance in places.

The most extensive BOGS in Ireland will be found stretching from Bantry Bay, in Cork, to the centre of Clare; from the north of Cashel, through Kildare, beyond Mullingar; from the north of Maryborough to Leitrim; and covering, in a great measure, the country from Galway to north of Sligo. The Dublin and Wicklow mountains are also, in a great measure, covered with mountain bog or moor; and another portion of the same kind will be found north of Lough Neagh, and again from thence towards Enniskillen. But if a line be drawn from Galway to Carlow, and another

from Donegal Bay to Wicklow Head, the greater portion of the bog lands of Ireland will be found in that space. It must be remembered, that there is not a bog in Ireland that cannot be drained; and few, except in the West, that, when cut away, are not capable of making good land, resting, in a great measure, on limestone gravel or marl.

Other lands in Ireland may be drained at much less expense than most people imagine. I can state, from practical experience, that most of the stiff soils may be thoroughly drained at about £3 10s. per acre; and the wet mountain and bog lands surface-drained for sheep and stock farms at a sum not exceeding 15s. per acre.

NOTE XX.

IN a valuable work, lately published by Dr. Ellis, entitled "Irish Ethnology," he makes the following remarks on the character of the Irish peasant:

"The state of *isolation* in which the Irish Celt has always existed is that which favours most his antipathies to Saxon civilization; and, viewed in this light, may be considered the chief fountain of all his evils. In the adaptation of remedial measures,

therefore, the removal by all possible means of this isolated condition, so hostile in him to all progress, presents itself as a great leading principle to be kept continually uppermost. Left as he is, under Saxon rule, unaided and easily discouraged, the Celt will not improve even in his own way. Show him, *by example*, the value of labour, the necessity of order, the advantages of knowledge, and the comforts of a higher scale of living, and he will be found quick to learn and skilful to perform; and though always retaining his excitable temperament and peculiar tendencies, his facility in accommodating himself to surrounding circumstances, when the curse of isolation is removed, and the strict enforcement of law secured, will effectually adapt him to the enjoyment of true liberty and Saxon modes of civilization and progress."

NOTE XXI.

INTERNAL COMMUNICATION.

"THE enterprise and intelligence of an individual has, within the last twenty years, supplied the entire of the south and a great portion of the west

of Ireland, with means of internal communication, by a species of accommodation, and in directions which, till then, had been unattempted, we mean a regular system of communication by cars between the provincial towns; for it is worthy of remark, that, while the intercourse has been long kept up, by public coaches and other vehicles, between Dublin and the great towns, and between the several places situate on those lines one with another, there was scarcely an instance of a public conveyance plying regularly by the cross roads, until the individual we allude to undertook it. We speak of Mr. Bianconi of Clonmel, whose flourishing establishments afford a distinct and unequivocal proof, that Ireland is in a condition to take advantage speedily and effectually of such facilities of internal communication as may occur. Mr. Bianconi is a native of Milan, who, when he settled in this country, was unacquainted even with the language spoken by its inhabitants. With a capital, little exceeding the expense of the outfit, he commenced running a car between Clonmel and Cahir.

“ Fortune, or rather the due reward of industry and integrity, favoured his first efforts, and he soon began to increase the number of his cars, and to multiply their routes, until his establishments,

which are still extending themselves in all directions, spread over the whole province of Munster, passed through Kilkenny to Wexford, Carlow, and Mountmellick, in Leinster, and penetrated into the counties of Sligo and Leitrim, on the north-west. He has now ninety-four public carriages in constant work, and the distances traversed by them exceed three thousand miles per day. These results are the more striking and instructive, as having been accomplished in a district which has been long represented as the focus of unreclaimed violence and barbarism, where neither life nor property can be deemed secure. Whilst many persons, possessing a personal interest in everything tending to improve and enrich, have been so misled or inconsiderate as to repel, by exaggerated statements, British capital from their door, this intelligent foreigner chose the county town of Tipperary as the centre of his operations, wherein to embark all the fruits of his industry, in a traffic peculiarly exposed to the power and even to the caprice of the peasantry. The event has shown that his confidence in their good sense and good feeling was not ill-grounded. By a system of steady and just treatment he has maintained a complete mastery, exempt from lawless

intimidation or control, over the various servants and agents employed by him; and his establishment is popular with all classes, on account of its general usefulness, and of the fair and liberal principles of its management.

“It should be recollected that the success achieved by this spirited individual is the result, not of a single experiment, which might have been favoured by peculiar local circumstances, but of a series of distinct experiments, all of which have been successful. To attribute this to his perseverance and intelligence would be so far true, as those qualities are necessary in order to give effect to the best adapted plans, under the most favourable circumstances; but it must, at the same time, be obvious, that no degree of personal energy or sagacity could create a constant intercourse, where none had previously existed, had there not been in the country itself a necessity for such facilities as Mr. Bianconi introduced, and aptitude and capability in making use of them.”—*Extract from the Second Report of the Railway Commissioners in 1838.*

INDEX.

	Page.
ACREAGE of Ireland,	29
Absentee landlords,	66
Amount of English and Scotch purchasers,	74
Average crops,	28
————— of Great Britain,	29
————— Prices of,	43
Assessed taxes,	51
Ballinasloe Fair,	44, 45
Beale Browne, Mr., letter of,	100
Bricks, price of,	51
Bribery and corruption,	68
Bribes given,	69
Bogs healthy,	32
Bog lands,	31
————— drained,	116
Car-hire, price of,	52
Castle and 1200 acres of land,	16

	Page
Castlerea Union,	78,n.
Canals,	39
Cattle exported,	45
Character of the Irish,	82-86
Cheap labour,	84
Climate,	57-64
Clarendon, Lord, letter of,	108-110
Clay,	37
Coal-fields,	35
Constabulary,	5
Courts of Equity,	68
Communication with England,	41-102
 Donegal Union,	 79
Draining	116
 Eastwood, Mr., letter of,	 6-11
Eight thousand acres in the South,	17
Education,	49
Ellis, Dr., on the Peasantry,	116
Employing one hundred men,	2
Emigration,	5
English and Scotch purchasers,	73
English ladies the reason why money is not invested in Ireland,	 97-99
Estates for sale,	13
——— capable of great improvement,	13
Exactng money,	69

Page.

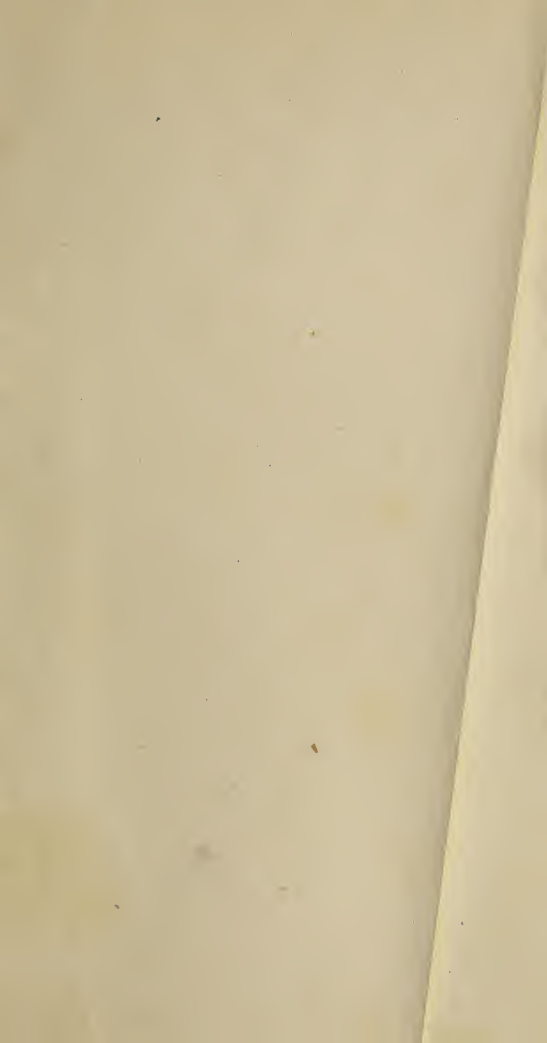
Fall of rain, . . . . .	. 61-63
Flags, . . . . .	. 37
Flax, . . . . .	. 34
Fish, price of, . . . . .	. 52
Fisheries, . . . . .	. 35
Food of the Irish, . . . . .	. 86-89
Geological formation, . . . . .	. 26
Glass, . . . . .	. 38
Gratitude of Work-people, . . . . .	. 2
Gold, . . . . .	. 36
Government title, . . . . .	. 22
———— survey, . . . . .	. 22
———— valuation, . . . . .	. 23
———— money, advances of, . . . . .	. 96
———— paid in advance, . . . . .	. 47
Heat in Dublin, . . . . .	. 61
———— London, . . . . .	. 61
Inland traffic, . . . . .	. 39
Improvement in the poorer classes, . . . . .	. 4
Ireland a good sporting country, . . . . .	. 55-56
———— a good sheep country, . . . . .	. 29
Irish wool, . . . . .	. 30
Kitchener, Colonel, letter of, . . . . .	. 20
Land in Galway, &c. . . . .	. 18
Lead, . . . . .	. 36

	Page.
Landlord does little,	93-95
Letterkenny Union,	79, 80
Materials for building,	37
Markets,	42
Meaning of Irish names,	103, 104
Mela on climate,	65
Meat, price of,	52
Minerals,	36
Money advanced for improvements,	46
Mountain land in the North,	18
M'Culloch's opinion of new land,	27
Must buy to improve,	19
Number of Electoral Divisions,	81
No smoking allowed,	2
Price of produce to govern Government Valuation,	24
Per-centage on the purchase,	18
Price of stock, Ballinasloe Fair,	44, 45
People represented as idle,	1
Poor Rates,	4, 77-80
———— in different counties,	81
Property in the North,	16
Power of Irish,	48
Poor-law valuation,	25
Railway communication,	40
Railway accidents,	41
Rain,	61, 63
Rain each month,	63

	Page.
River navigation,	40
Reclaiming bog land,	31
Roads,	39
Rundale,	106
Silver,	36
Slate,	37
South Dublin Union,	80
Sunday Schools,	49
Stanyhurst on climate,	65
Sugar from Beet-root,	33
Stone,	38
Temperature,	59
Two thousand acres,	13
Thirty do. do.	14
Ten do. do.	15
Twelve hundred do.	15
Value of the Irish acre,	108
————— Scotch acre,	108
————— English acre,	108
Wages of work-people,	10
Wakefield's opinion of the fertility of Ireland,	27
Water power,	52, 54
Winds,	64
Young, Arthur, opinion of the fertility of Ireland,	28

A MAP
To accompany
Mr. Bullock Webster's
WORK ON IRELAND
Showing the localities of the Red & Mountain Bog in Ireland
The Railways Canals &c.
1853.
Mountain Bog & Moor
Red Bog

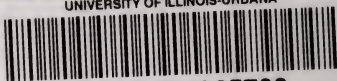




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